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

Notice of a Public Hearing
Application for a Minor Variance
Application No. A/5/2025 (Stark & Pribik – 35 Waltons Pool Road)

This is to advise that a Public Hearing will be held at 9:00 a.m. on October 14th, 2025 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/5/2025

Date of Hearing: Tuesday, October 14th, 2025
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): Richard Stark and Sherry Pribik
Property Location: 35 Waltons Pool Road

The purpose of the application is to seek relief from Section 5.56 of Zoning By-law C500-2011, being the provision establishing the maximum Gross Floor Area of a sleeping cabin (56 square metres).

The effect of the application is to permit an existing sleeping cabin with a floor area of 69.5 square metres (748 square feet), which exceeds the allowable limit by 13.5 square metres. The subject land was previously developed with a seasonal dwelling and sleeping cabin. Several years ago, the owners swapped the use of the two buildings, with the seasonal dwelling becoming a sleeping cabin and the sleeping cabin becoming the dwelling. The proposed Minor Variance would recognize the sleeping cabin's current floor area which exceeds the allowable limit prescribed in Section 5.56 of the Zoning By-law.

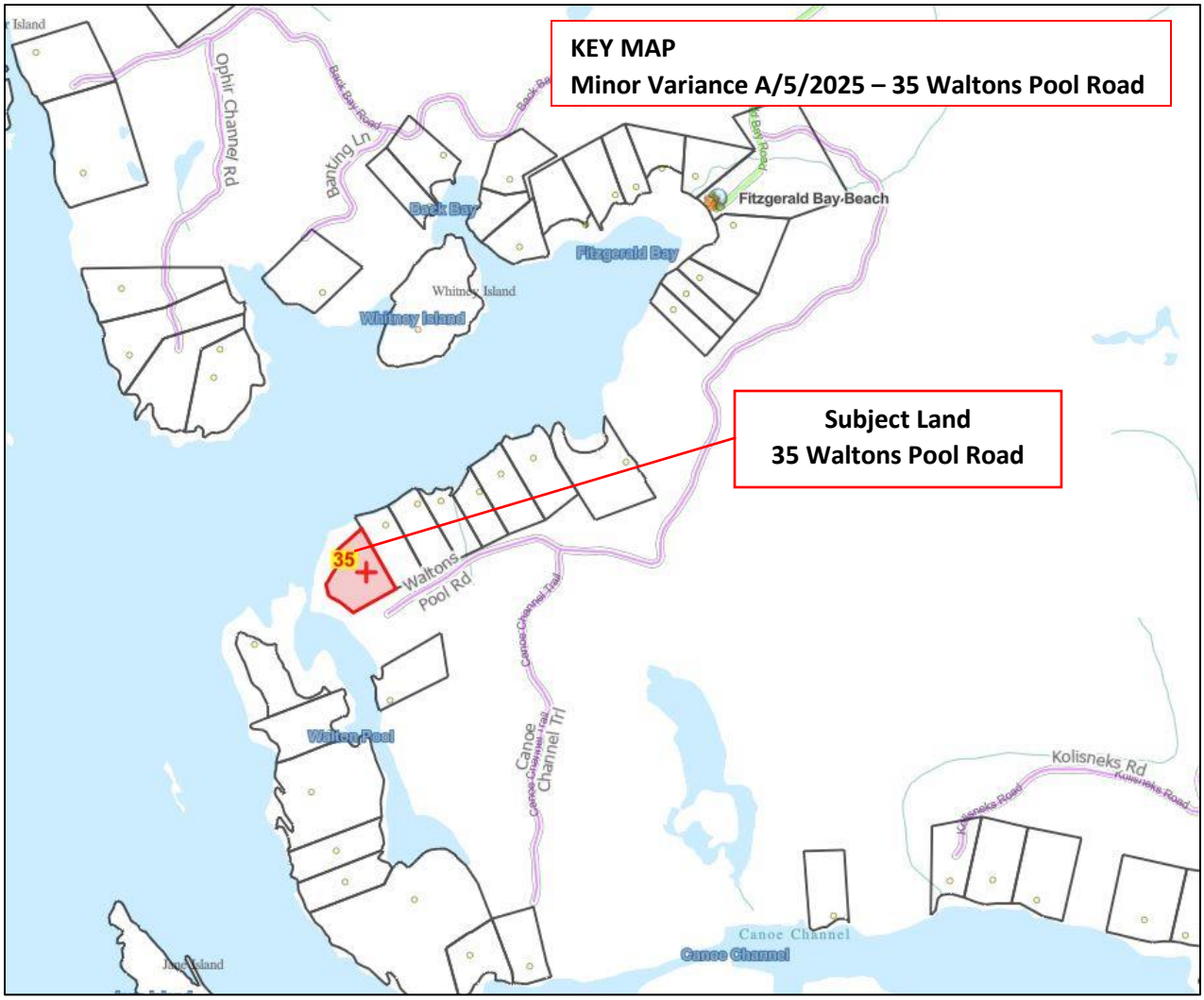
The Key Map included in this Notice of Public Hearing illustrates the lands which are the subject of this application.

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 2nd day of October, 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
Richard Stark

Address
P.O. Box 95

City Clarksburg Province / State ON Postal / Zip Code N0H 1J0

Home Phone No. 416 543 8039 Business Phone No. 416 543 8039 Email arenahog@gmail.com

2. Owner(s) Information

Name of Owner(s)

Richard Stark & Sherry Pribilk

Address
P.O. Box 95

City Clarksburg Province / State ON Postal / Zip Code N0H 1J0

Home Phone No. 416 543 8039 Business Phone No. _____ Email arenahog@gmail.com

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?

section 5.56

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

to allow a change in use from the main cottage to a sleeping cabin. The building is approximately 748 sq ft whereas Section 5.56 allows for a maximum size of 603 sq ft.

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

The building is existing and it's size has not changed since it was constructed. The building which is currently designated as the sleeping cabin is 722 sq ft..

At the time that this building was constructed, it was an allowable size for a sleeping cabin.

4. Location and Description of the Subject Land

Name of Municipality: Township of Carling

Assessment Roll Number: 4936 - 00009006070000 Lot 75 Concession 10 Island No. _____

Summer Resort Location J.D.D. 174 _____ Lot No. _____

Reference Plan No. (if any) – Plan No. 42R-_____ Part No. _____ Parcel No. 7852;s/s

Civic Address: 35 Waltons Pool Road

Dimensions of Subject Property

Depth (metres) 91.1 Frontage (metres) 158.7 Lot Area (hectares) .64

5. Land Use and Zoning

What was the date of acquisition of the subject land? April 21, 2008

What are the existing uses of the subject land? SEASONAL RESIDENTIAL USE

How long have the existing uses been carried out on the subject land? SINCE 1995

What are the proposed uses of the subject land? unchanged

What are the existing uses of abutting properties? WF1 and crown land

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

What is the current zoning of the subject land? WF-1

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
sleeping cabin	1995	1 storey/4.9	67	67	21.5	66	42	
main cottage	unknown	1 storey/3.6	69.5	69.5	23	40	73	

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
main cottage	1995	1storey/4.9	67	67	21.5	66	42	
sleeping cabin	unknown	1 storey/3.6	69.5	69.5	23	40	73	

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.

seasonal private road over crown land maintained by local cottagers on a volunteer basis

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 (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 bedrock generally sloping to Georgian Bay

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 _____ this _____ day of _____, 20_____

I, Richard Stark of the Township of Grey Highlands in the

County/District/Regional Municipality of Grey Bruce 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 City of Toronto

in the Proviince of Ontario this 29th day of September, 2025.

A Commissioner, etc., Province of Ontario
MICHELLE PATRICIA MARTIN
Expires March 31, 2028
for Collaborative Ventures Inc.

A Commissioner of Oaths

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, SHERRY PRIBIK AND RICHARD STARK, am/are the owner(s) of the land

that is the subject of this application and I/we authorize RICHARD STARK

to make this application on my/our behalf.

Date SEPT 29 2025 Signature of Owner _____

Date SEPT 29 2025 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, SHERRY PRIBIK & RICHARD STARK 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 RICHARD STARK 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 SEPT 29/25 Signature of Owner

Date SEPT 29/25 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, Richard Stark and Sherry Pribik, 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 SEPT 29 2025 Signature of Owner

Date SEPT 29 2025 Signature of Owner

Date _____ Signature of Owner _____

To the Committee of Adjustment

This application for a minor variance is for the purpose of requesting a variance from Section 5.56 of the Comprehensive Zoning By-law NO. C500-2011, as consolidated June 2019 regulating the maximum floor area of a sleeping cabin.

Background:

The property is located at the end of a private road fronting on Georgian Bay. The lot is pie shaped bordered to the south by Crown land and to the east by a developed seasonal waterfront cottage. Our lot has been continuously used as a recreational water access, seasonal cottage since the property was acquired by us on April 21, 2008. Prior to this, it was family owned (acquired in 1994) and was used as a seasonal cottage.

At the time that we acquired the property in 2008, there were two existing buildings. A main cottage, which was the original cottage on the lot and a sleeping cabin constructed in accordance with a building permit # 47-95 issued by the Township of Carling on July 14, 1995.

In July 2008, when we acquired the property, we switched the use of the two buildings by removing the kitchen facilities from the main cottage and installing a kitchen in the sleeping cabin so that the original main cottage became the sleeping cabin and the sleeping cabin became the main cottage. We were not aware that this required a formal application to the Township for approval for a change in use since the general use of the property remained unchanged as seasonal waterfront residential. It had been the intent at the time that the sleeping cabin was built to convert the use of the buildings once we acquired the property.

The original main cottage is 748 sq ft (69.5 sq m) and the sleeping cabin is 722 sq ft (67 sq m). At the time that the use changed, there was no maximum size limit on the floor area of the sleeping cabin other than it needed to be smaller than the main cottage.

Variance Requested:

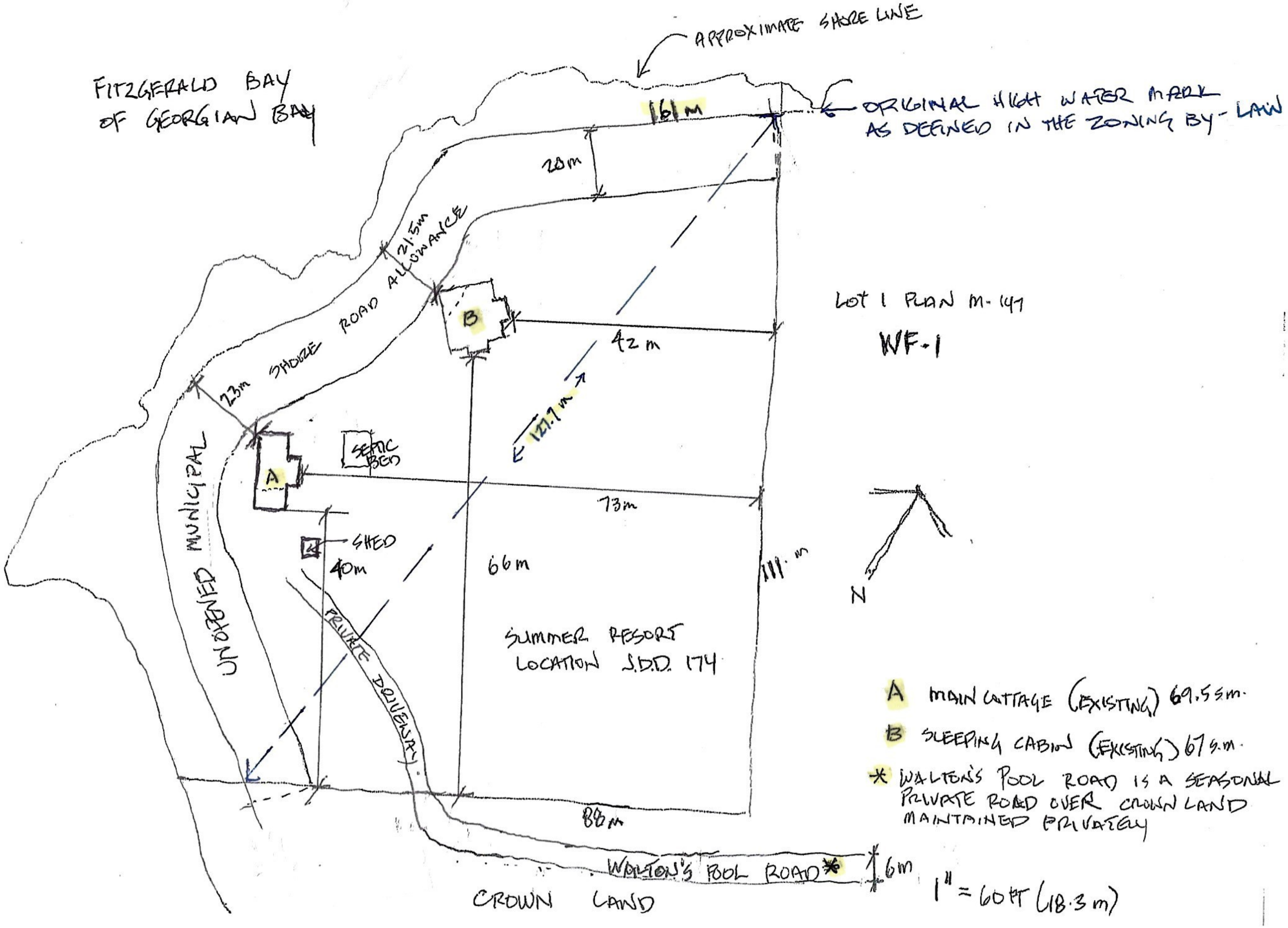
Currently, Section 5.56 of the comprehensive zoning by-law provides for a maximum area for a sleeping cabin of 603 sq ft (56 sq m) and the change in use would result in the sleeping cabin being larger than currently permitted. We seek relief from this requirement as a minor variance to allow the change in use of the buildings. In this context, both buildings are existing and there has been no change in the size of either building. It is only the use designation of each building proposed to be changed.

Concurrently, and not part of this minor variance request, we have applied for a building permit to expand the size of the building we are using as the main cottage (proposed as the main cottage). We also have a permit in hand for a new septic system for the property to replace to old system and to accommodate the expanded building.

The original main cottage (proposed to change use to sleeping cabin) has one bedroom and is comprised of an indoor space of 454 sq ft (42 sq m) and a large screened in porch of 294 sq ft. (27.5 sq m).

The sleeping cabin (proposed to change use to main cottage) has an indoor space of 722 sq ft plus an outdoor covered deck of 145 sq ft..

SITE PLAN
35 WALTON'S POOL ROAD



A MAIN COTTAGE (EXISTING) 69.5 s.m.

B SLEEPING CABIN (EXISTING) 67 s.m.

* WALTON'S POOL ROAD IS A SEASONAL PRIVATE ROAD OVER CROWN LAND MAINTAINED PRIVATELY

1" = 60 FT (18.3 m)