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/9/2026

Dave Shelley / Cedarland Homes
(8 Island 87C)

This is to advise that a Public Hearing will be held at 9:00 a.m. on April 28th, 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/9/2026

Date of Hearing: Tuesday, April 28th, 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): Dave Shelley / Cedarland Homes
Property Location: 8 Island 87C

Purpose and Effect

The purpose of the application is to seek relief from Section 5.56 of the Township's Comprehensive Zoning By-law C500-2011, being the provision regulating the maximum gross floor area for a sleeping cabin.

The effect of the application is to permit a sleeping cabin with a gross floor area of 55.6 square metres. Section 5.56 limits the floor area of the sleeping cabin to 51.6 square metres. The application is seeking relief for 4 square metres of gross floor area. Note: the maximum allowable gross floor area for a sleeping cabin was previously reduced from 56 square metres to 51.6 square metres as the owners previously utilized Section 5.01 h) of Zoning By-law C500-2011 to reallocate sleeping cabin floor area to the main dwelling.

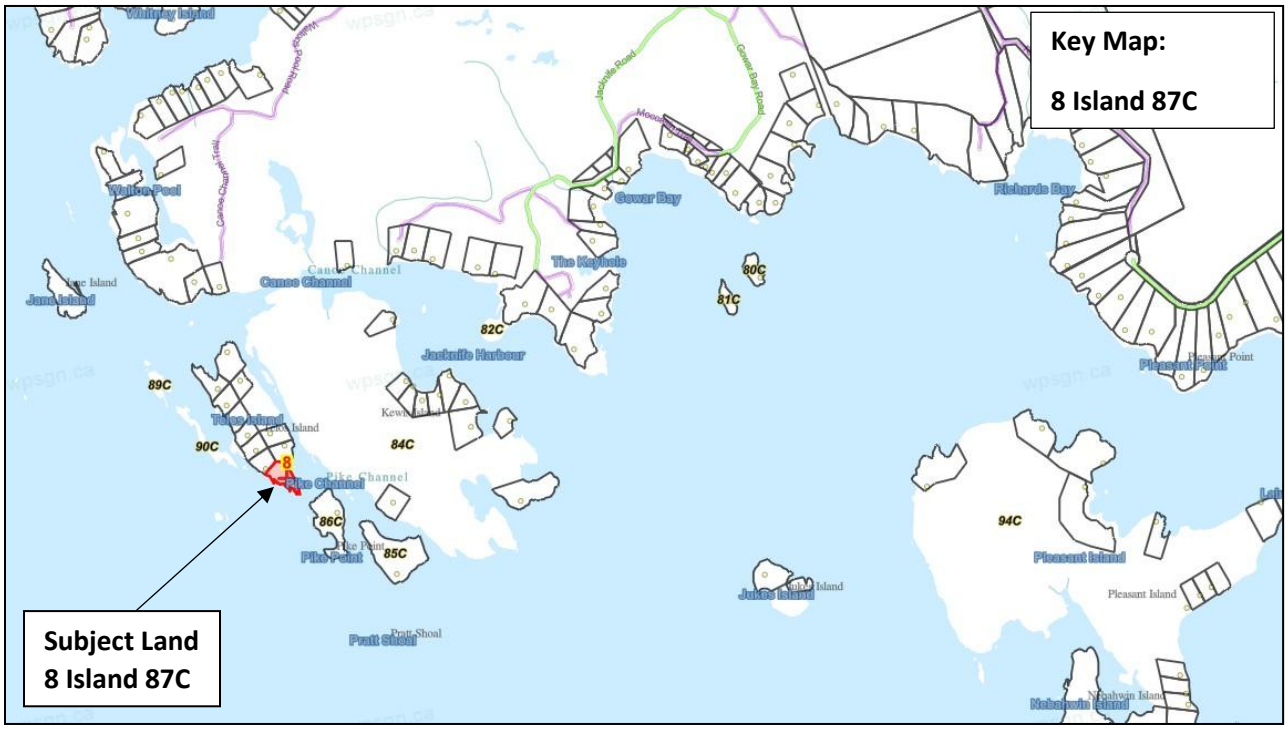
The Key Map included in this Notice of Public Hearing illustrates the lands which are the subject of this application.

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 15th day of April, 2026.

Kevin McLlwain,
Secretary-Treasurer, Committee of Adjustment



THE TOWNSHIP OF CARLING
COMMITTEE OF ADJUSTMENT APPLICATION

Information for Applicants

The Township of Carling strongly encourages applicants to consult staff in the Township's Planning Department prior to submission of an application. The Planner can be reached by phone at 705-996-9183 or by email at planning@carling.ca

The Committee of Adjustment meets on an as required basis, in conjunction with the regularly scheduled meetings of Council and the Committee of the Whole. Council meetings are generally held on the second Tuesday of each month. Committee of the Whole meetings are generally held on the fourth Tuesday of each month. A complete application must be submitted a minimum of three weeks prior to the Council meeting or Committee of the Whole meeting at which the application could first be considered. Due to the complexity of some applications, Planning staff require sufficient time to undertake a review of the application, conduct a site visit, prepare a Planning report to the Committee and to fulfill the requirements of the Planning Act with respect to the giving of Notice of a Hearing.

Township staff may conduct a site inspection of your property. By submitting this application, you are authorizing the Township to access your property for the purpose of conducting a site inspection. Please note that staff may be unable to perform site visits during the winter months on properties which are accessed by water or by seasonally maintained municipal or private roads. As such, consideration of an application by the Committee may be delayed until such time as safe access to the property can be obtained.

1. Complete Application

   All applicable information requested on the application form and the required application fee and deposit must be provided before the application will be considered complete and be considered by the Committee of Adjustment.

   As part of the application form, the owner or applicant/agent must explain the rationale behind the application and outline the reasons why it is not possible to comply with the regulations of the Township's Comprehensive Zoning By-law. Please submit a separate cover page if additional space is required.

2. Costs

i)	Minor Variance/Permission Application:	$932.00
ii)	Minor Variance/Permission Application: (amended or deferred applications)	$155.00
iii)	Deposit:	$500.00

   Pursuant to the Township's Fees By-law 2018-01, as amended the Committee of Adjustment application fee is non-refundable. The application fee does not include any costs which may be incurred for additional public meetings, the procession of objections or any functions relating to an Ontario Land Tribunal (OLT) hearing.

Costs incurred by the Committee of Adjustment for the engagement of professional services in respect of an application, including the time spent processing the application by the Township's Planner or other municipal staff, outside planning consultants, environmental consultants, lawyers, surveyors, draftsmen and engineers are not covered by the application fee. These fees are charged against the original deposit submitted with the application. Applicants will be invoiced for the full amount of any accounts rendered by such professionals for the provision of their services, unless at the discretion of the Planner, such an account or any portion thereof is deemed to be an expense of the Committee of Adjustment.

Should the costs of professional services incurred exceed that of the original deposit submitted, applicants will be invoiced for the remaining balance. Should the original deposit cover all professional costs, the remaining balance will be refunded to the applicants at the conclusion of the process.

Please note: an application is only considered minor if it is being resubmitted as an amended application or has been deferred until a future meeting of the Committee of Adjustment for decision. All other applications are subject to the standard application fee.

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

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 Cedarland Homes

Address 62 Parry Sound Dr.

City Parry Sound

Province / State ON Postal / Zip Code P2A 2W9

Home Phone No. _____ Business Phone No. _____

Email amanda@cedarlandhomes.ca

2. Owner(s) Information

1. Name Dave Shelley

   Address 93 Jacknife Rd.

   City Nobel

   Province / State ON Postal / Zip Code P0G1G0

   Home Phone No. 705-783-2389 Business Phone No. _____

   Email daveshelley57@gmail.com

2. Name _____

   Address _____

   City _____

   Province / State _____ Postal / Zip Code _____

   Home Phone No. _____ Business Phone No. _____

   Email _____

3. Name _____

   Address _____

   City _____

   Province / State _____ Postal / Zip Code _____

   Home Phone No. _____ Business Phone No. _____

   Email _____

4. Name _____

   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?

Section 5 General Provisions: 5.56 Sleeping Cabins

What is the nature and extent of the relief being sought

Limited to floor area and coverage for this buildings size. The floor area of the proposed cabin is 55.6 sq. m. We are asking for relief of 4 sq. m.

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

The cottage GFA on the property is 139.6333 m2 which only leaves 51.6m2 for a sleeping cabin. The proposed cabin is 55.6m. A waiver was previously signed by the owner reallocating 4.4 sq. m. of sleeping cabin and accessory floor area entitlement to main dwelling, reducing the allowable GFA limit of a sleeping cabin to 51.6 sq.m..Also to note, we will be demolishing an existing building that is closer to the water, planning to build new cabin further away from the water.

4. Location and Description of the Subject Land

Name of Municipality: Carling

Assessment Roll Number: 4936 - 4936000015022070000

Lot _____ Concession _____ Island No. _____

Registered Plan of Subdivision No. (if any) – Plan No. M- 123 Lot No. 8

Reference Plan No. (if any) – Plan No. 42R- 9676 Part No. 1

Parcel No. 22998;SS

Civic Address: 8 Island 87C Tellos Island

Dimensions of Subject Property

Depth (metres) 110.338m Frontage (metres) 337.414m Lot Area (hectares) 0.67679865

5. Land Use and Zoning

What was the date of acquisition of the subject land?

August 3rd 2004

What are the existing uses of the subject land?

Seasonal Cottage on the same property. There is an existing building that we would want to demolish in order to build this new building.

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

2004

What are the proposed uses of the subject land?

Seasonal cottage and seasonal cabin.

What are the existing uses of abutting properties?

Seasonal cottages. This property is on a point so only abutting properties on the back side.

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

Waterfront

What is the current zoning of the subject land?

WF2

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.

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 access facility is located immediately adjacent to Pengally Bay Road, Parking is at Killbear Marina, less than a 10 minute boat ride 3KM to site.

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_____

7. <u>Buildings and Structures</u> (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
Shed(to be demolished)	Unknown	1/4.26m	31.8	50.3534	11.887	39.624	15.5	39.624
Cottage	2025/2026	1/6.706m	139.6	139.6	21.184	20.97	65.837	28.04

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
Cabin	2026	1/5.334	55.6489	55.6489	23.378	28.346	15	64.008

8. <u>History</u>

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 13th day of April, 20 26

I, Amanda Munn of the Township of Magnetawan in the

County/District/Regional Municipality of Parry Sound. 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 13th day of April, 20 26.

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

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, David Shelley,
am/are the owner(s) of the land that is the subject of this application and I/we authorize

_____
to make this application on my/our behalf.

Date March 10 2026 Signature of Owner _____

Date _____ Signature of Owner _____

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, David Shelley,
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

_____
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 10 2026 Signature of Owner _____

Date _____ Signature of Owner _____

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, David Shelley, 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.

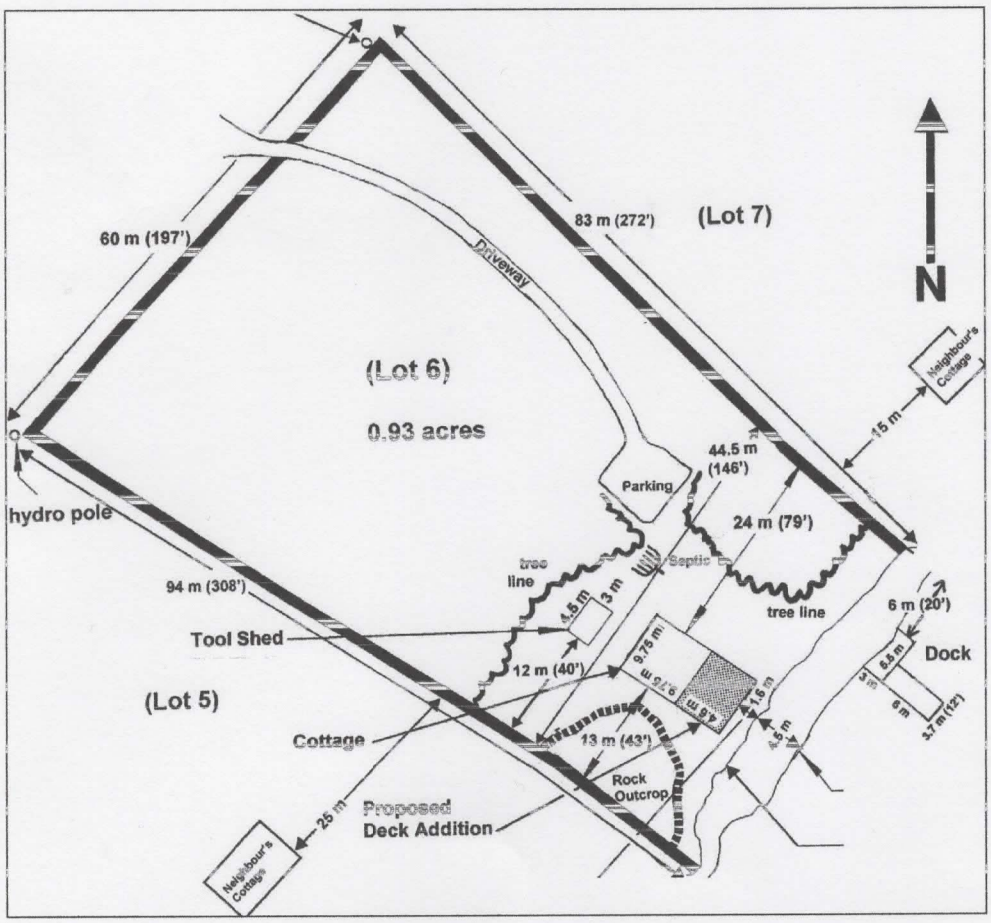
Date March 10 2026 Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

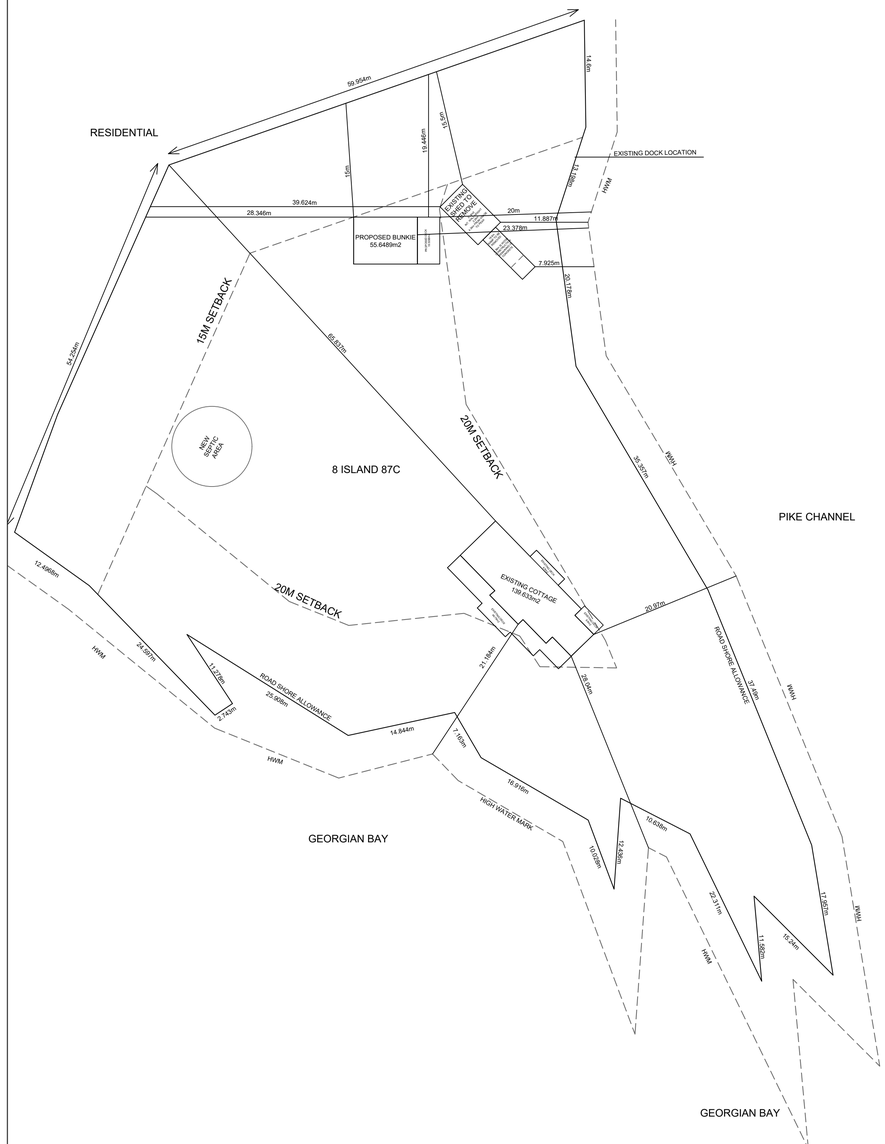
Date _____ Signature of Owner _____

Sample Site Plan



ADDRESS: 8 ISLAND 87C, CARLING
EXISTING TO REMAIN: COTTAGE
EXISTING TO DEMO: SHED
PROPOSED NEW BUILDING: LOT COVERAGE 75.16M2 (INCLUDES DECK)
SET BACKS: SHOWN IN DASHED LINE

PARKING/DOCKING: AT KILLBEAR MARINA 3KM



SCALE: 1/32" = 1'-0"

SCALE: 1/16" = 1'-0"

SHELLEY BUNKIE SITE PLAN

Floor Area:	
	SQ.FT
Main Floor:	599
Upper Floor:	N/A
Garage:	N/A
Total Area:	599

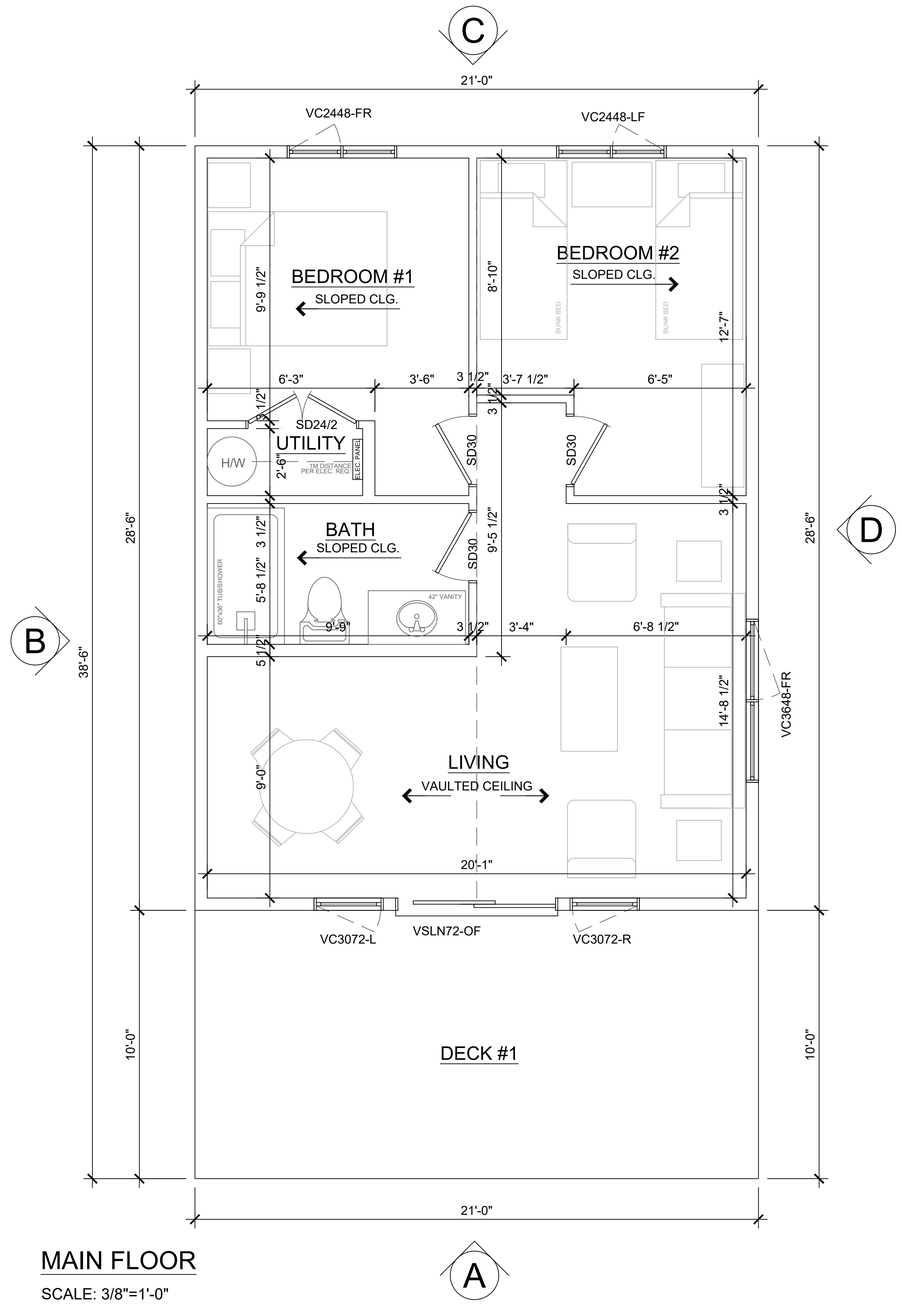
Optional Deck Area:	
	SQ.FT
Deck #1:	210
Deck #2:	N/A
Deck #3:	N/A
Deck #4:	N/A
Deck #5:	N/A
Total Area:	210

Optional Porch Area:	
	SQ.FT
Porch #1:	N/A
Porch #2:	N/A
Porch #3:	N/A
Porch #4:	N/A
Total Area:	N/A

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES.
2. ALL DESIGNS AND FLOOR PLANS ARE COPYRIGHT AND MAY NOT BE USED WITHOUT EXPRESS WRITTEN PERMISSION OF CEDARLAND HOMES LTD.
3. ALL CABINETRY, FIXTURES, FURNITURE LAYOUTS ETC. WITHIN DESIGNS AND FLOOR PLANS ARE FOR DESIGN PURPOSES ONLY AND DO NOT NECESSARILY REFLECT INCLUSION OF CONTRACT. PLEASE REFER TO CONTRACT FOR DETAILS ON WHAT MAY BE INCLUDED.

DATE: 13APR26 SCALE: AS NOTED
CONTRACT #: SHEET: SITE PLAN
DATE APPROVED:
CLIENT APPROVAL:

CEDARLAND HOMES
P.O BOX 366
PARRY SOUND, ON
P:705-746-2071
F:705-746-6161



MAIN FLOOR

SCALE: 3/8"=1'-0"

SHELLEY BUNKIE

Floor Area:	
	SQ.FT
Main Floor:	599
Upper Floor:	N/A
Garage:	N/A
Total Area:	599

Optional Deck Area:	
	SQ.FT
Deck #1:	210
Deck #2:	N/A
Deck #3:	N/A
Deck #4:	N/A
Deck #5:	N/A
Total Area:	210

Optional Porch Area:	
	SQ.FT
Porch #1:	N/A
Porch #2:	N/A
Porch #3:	N/A
Porch #4:	N/A
Total Area:	N/A

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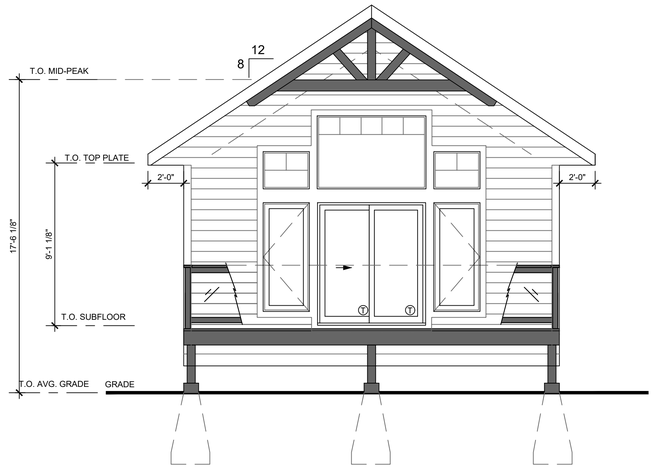
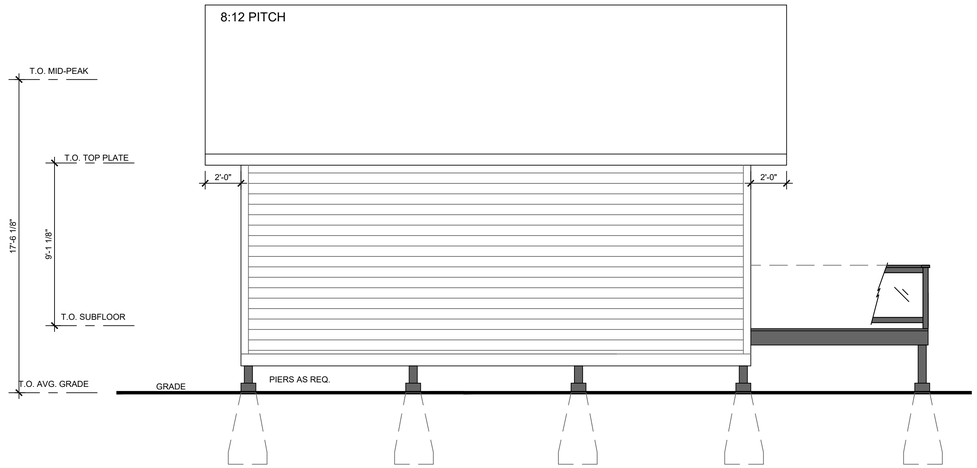
DATE: 29JAN26
SCALE: 3/8" = 1'-0"
CONTRACT #:
SHEET: MAIN
DATE APPROVED:
CLIENT APPROVAL:

CEDARLAND HOMES

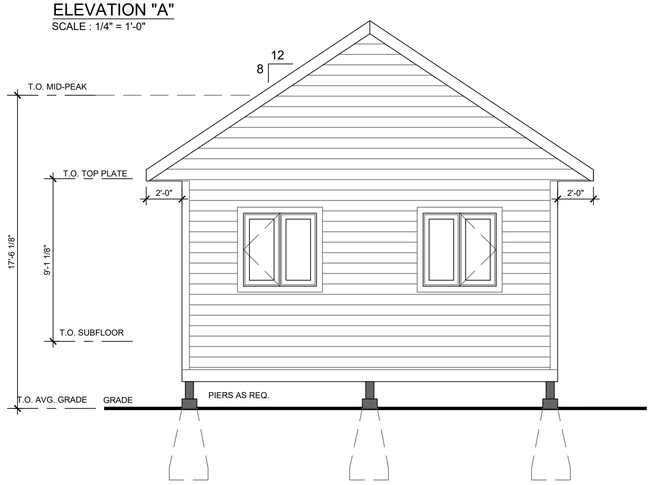
P.O BOX 366
PARRY SOUND, ON
P:705-746-2071
F:705-746-6161



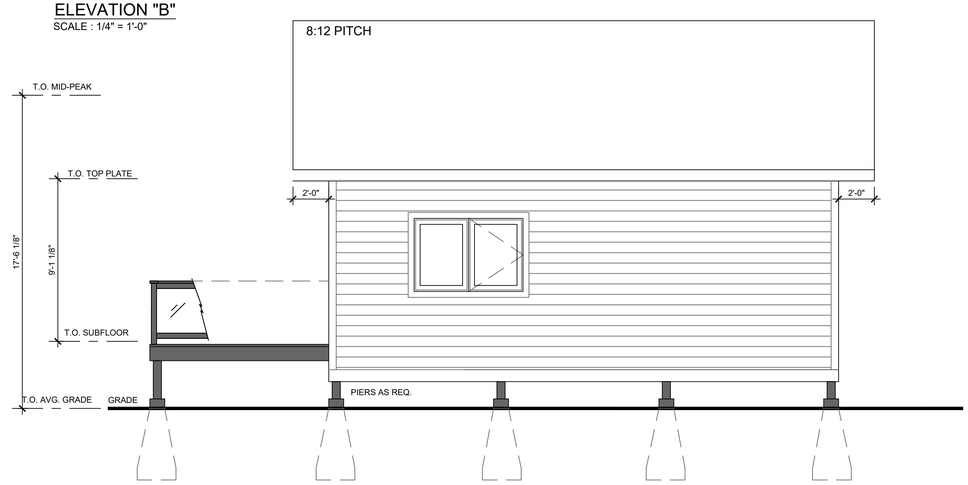
ELEVATION "A"
SCALE : 1/4" = 1'-0"



ELEVATION "B"
SCALE : 1/4" = 1'-0"



ELEVATION "C"
SCALE : 1/4" = 1'-0"



ELEVATION "D"
SCALE : 1/4" = 1'-0"

SHELLEY BUNKIE

Floor Area:	
	SQ.FT
Main Floor:	599
Upper Floor:	N/A
Garage:	N/A
Total Area:	599

Optional Deck Area:	
	SQ.FT
Deck #1:	210
Deck #2:	N/A
Deck #3:	N/A
Deck #4:	N/A
Deck #5:	N/A
Total Area:	210

Optional Porch Area:	
	SQ.FT
Porch #1:	N/A
Porch #2:	N/A
Porch #3:	N/A
Porch #4:	N/A
Total Area:	N/A

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DATE: 29JAN26
SCALE: 1/4" = 1'-0"
CONTRACT #:
SHEET: ELEVATIONS
DATE APPROVED:
CLIENT APPROVAL:

CEDARLAND HOMES

P.O BOX 366
PARRY SOUND, ON
P:705-746-2071
F:705-746-6161