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
Application No. A/4/2026

Jim Currie / Brad Moore
(12 Mill Road)

This is to advise that a Public Hearing will be held at 9:00 a.m. on March 24th, 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/4/2026

Date of Hearing: Tuesday, March 24th, 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): Jim Currie / Brad Moore
Property Location: 12 Mill Road

The purpose of the application is to seek relief from Section 4.59 of the Township's Comprehensive Zoning By-law C500-2011, being the provision limiting the floor area of a garage in the Waterfront Residential 1 (WF1) Zone to 111m^2.

The effect of the application is to permit an expansion to an existing detached garage, consisting of two covered carports, which would result in the garage having a total floor area of 138.5m^2, 27.5m^2 larger than otherwise permitted.

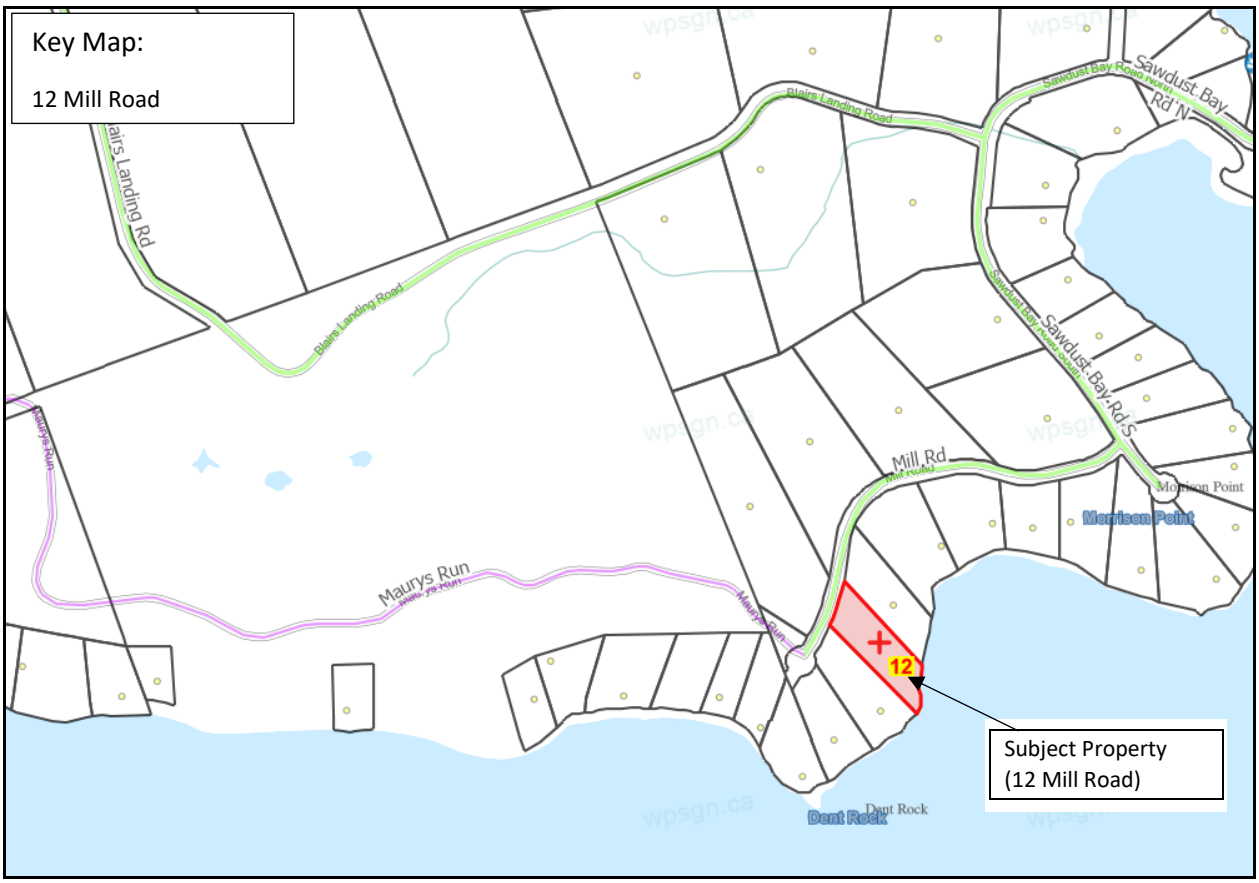
The Key Map included in this Notice of Public Hearing illustrates the lands which are the subject of this application.

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 6th day of March, 2026.

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: March 4, 2026
Date Accepted: _____

Complete Application ☑Yes ☐No Application No. _____
Applicable Fee Paid ☑Yes ☐No

1. Applicant / Agent Information

Name of Applicant / Agent
Brad Moore

Address
331 Charlton Ave W

City Hamilton Province / State ON Postal / Zip Code L8P2E6

Home Phone No. _____ Business Phone No. 888-273-6682 Email brad@harmonydesign.ca

2. Owner(s) Information

Name of Owner(s)

Jim Currie

Address
12 Mill Rd

City Carling Province / State ON Postal / Zip Code P0G1G0

Home Phone No. 705-346-0372 Business Phone No. _____ Email jimcurrie@bell.net

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?

4.59 - size of residential garage

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

increase from 111m2 to 138.5m2

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

Additional space is required to store personal vehicles and watercraft. There is an existing 737 sq ft garage.

The proposal is to add a carport to each side of the garage to additional covered storage

4. Location and Description of the Subject Land

Name of Municipality: Carling

Assessment Roll Number: 4936 - 00000100256 Lot 6 Concession 7 Island No. _____

Registered Plan of Subdivision No. (if any) – Plan No. M- 556 Lot No. 3

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

Civic Address: 12 Mill Rd, Carling ON

Dimensions of Subject Property

Depth (metres) 150.5 +/- Frontage (metres) 76.85m Lot Area (hectares) 0.92ha

5. **Land Use and Zoning**

What was the date of acquisition of the subject land? July 1, 2022

What are the existing uses of the subject land? residential

How long have the existing uses been carried out on the subject land? 1977

What are the proposed uses of the subject land? carport addition to existing detached garage

What are the existing uses of abutting properties? residential

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
Cottage	1997	1 - 5m	170m2	170m2	14.75m	109m	17.5m	25.2m
Wood Shed	2023	1 - 1.5m	3.7m2	3.7m2	17m	119.5m	18.6m	39.5m
Garage	2020	1 - 4.5m	68.5m2	68.5m2	85.6m	50.2m	36.8m	12.8m

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
Carport addn.	2026	1 - 4m	70m2	70m2	84.1m	48.9m	9.2m	33.1m

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.

_____

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 _____

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 04 day of MAR, 20 26

I, BRAD MOORE of the CITY OF HAMILTON in the

County/District/Regional Municipality of HAMILTON 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 4 day of March, 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.

Mackenzie Taylor
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, James Currie, am/are the owner(s) of the land

that is the subject of this application and I/we authorize Brad Moore

to make this application on my/our behalf.

Date Mar 4 26 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, James Currie, 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 Brad Moore 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 Mar 4 26 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.

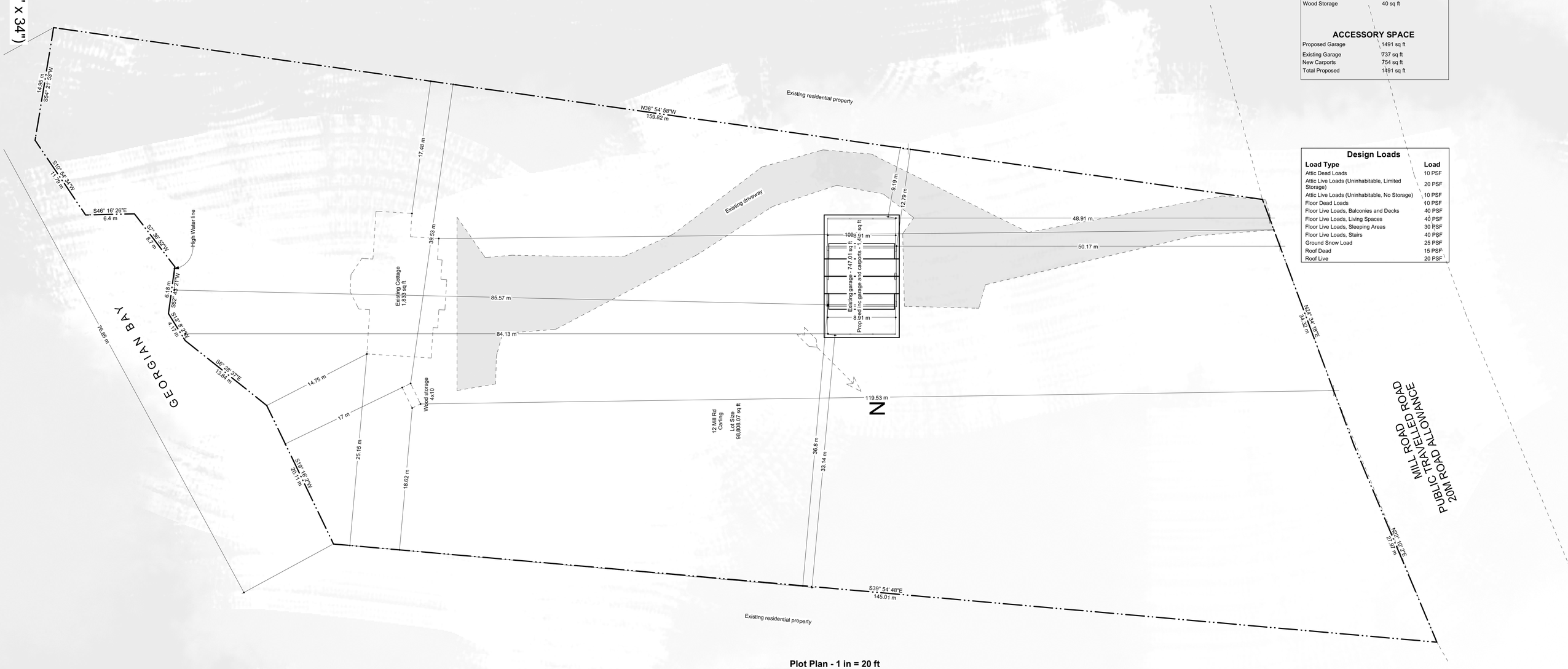
I/We, James Currie, am/are the owner(s) of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

Date Mar 24/26 Signature of Owner

Date Signature of Owner

Date Signature of Owner

Scaled To Sheet: ANSI D (22" x 34")



Plot Plan - 1 in = 20 ft

Project Information

Scope Of Work	Carport additions to existing garage
Name And Address	Jim Currie 12 Mill Rd Carling ON, 0
Roll #	493600000100256
Climate Zone	Zone 1

Lot Analysis

Description	Area
Lot Size	2.27 acre
Existing Cottage	1833 sq ft
Wood Storage	40 sq ft

ACCESSORY SPACE

Proposed Garage	1491 sq ft
Existing Garage	737 sq ft
New Carports	754 sq ft
Total Proposed	1491 sq ft

Design Loads

Load Type	Load
Attic Dead Loads	10 PSF
Attic Live Loads (Uninhabitable, Limited Storage)	20 PSF
Attic Live Loads (Uninhabitable, No Storage)	10 PSF
Floor Dead Loads	10 PSF
Floor Live Loads, Balconies and Decks	40 PSF
Floor Live Loads, Living Spaces	40 PSF
Floor Live Loads, Sleeping Areas	30 PSF
Floor Live Loads, Stairs	40 PSF
Ground Snow Load	25 PSF
Roof Dead	15 PSF
Roof Live	20 PSF

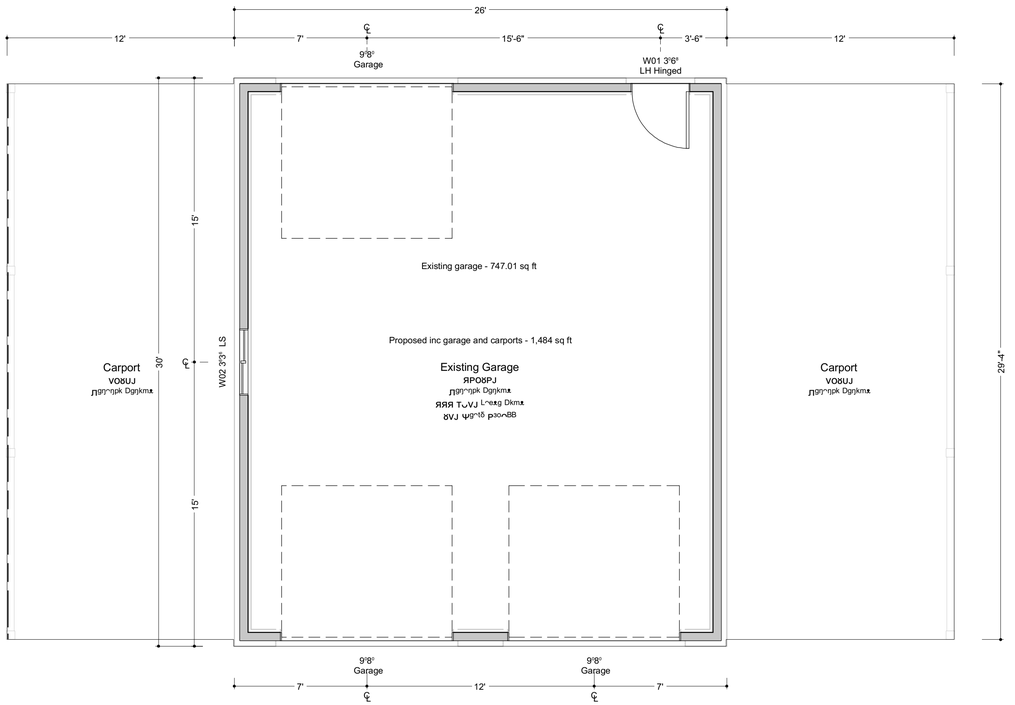
REVISION HISTORY			
REV	DATE	BY	DESCRIPTION

Client: Jim Currie 12 Mill Rd Carling, ON 0 jimcurrie@bell.net	**Designer:** Brad Moore Harmony Design 331 Charlton Ave W Hamilton, ON 0 888-273-6682 brad@harmonydesign.ca	**Sheet Title:** Plot Plan	**Plan Scale:** PER VIEW

G-2

Date: 2026-02-05

Scaled To Sheet: ANSI D (22" x 34")



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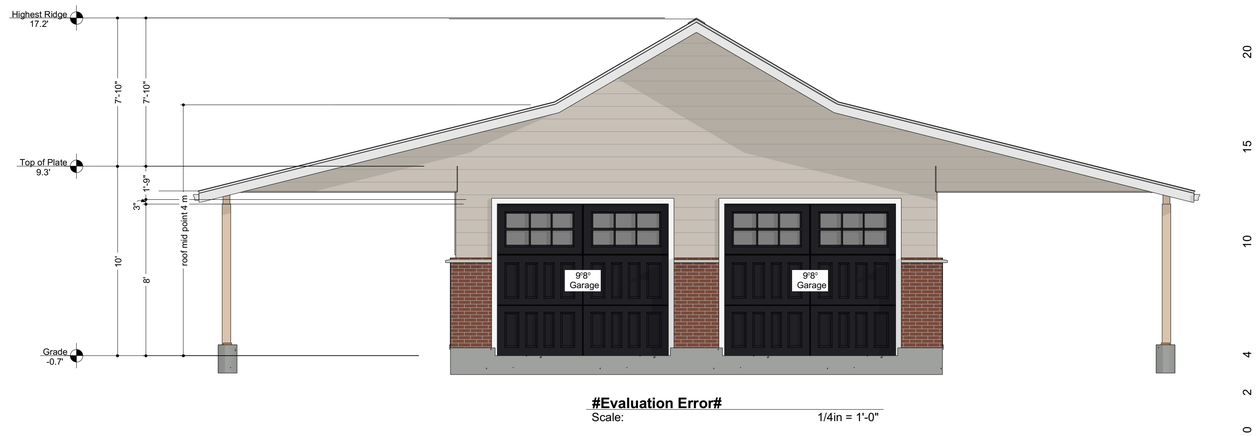
Scale: 1/4in = 1'-0"

Floor Plan Keynotes

Callout	Text



#Evaluation Error#
Scale: 1/4in = 1'-0"

REVISION HISTORY			
REV	DATE	BY	DESCRIPTION

RABBITT DESIGN

Client:
Jim Currie
12 Mill Rd
Carling, ON 0
jimcurrie@bell.net

Designer:
Brad Moore Harmony Design
331 Charlton Ave W
Hamilton, ON 0
888-273-6682 brad@harmonydesign.ca

Sheet Title:
Floor Plan

Plan Scale:
1/4"=1'0" UON

A-2

Date:
2025-10-08