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 / Permission to Expand on Legal Non-Conforming Use
Pursuant to Section 45(1) and 45(2) of Planning Act
Application No. A/11/2026

Dennis and Crystal Michaelis
(12 Parkway Drive)

This is to advise that a Public Hearing will be held at 9:00 a.m. on May 26th, 2026 in the Township of Carling Council Chambers and virtually through the GoTo Meeting application. At that time, an application for a Minor Variance and application for permission to expand a legal non-conforming use pursuant to Section 45(1) and 45(2) 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/11/2026

Date of Hearing: Tuesday, May 26th, 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): Dennis and Crystal Michaelis
Property Location: 12 Parkway Drive

Purpose and Effect

The purpose and effect of the minor variance application filed pursuant to Section 45(1) of the Planning Act is to seek relief from Section 8.02 e) of zoning By-law C500-2011, being the provision establishing a minimum interior side yard of 5 metres, to permit an addition to a single detached dwelling resulting in an interior side yard of 4.27 metres, 0.73m less than typically required.

The purpose and effect of the application for permission to expand a legal non-conforming use pursuant to Section 45(2) of the Planning Act is to permit the expansion of an existing single

detached dwelling considered legal non-complying due to a reduced front yard of 15.24 metres. The addition would result in the dwelling's floor area increasing by 31.59m^2 and its height increasing by 0.73m. Section 5.09.2 a) i) permits the reconstruction of a legal non-conforming use subject to there being no increase in building height, size or volume.

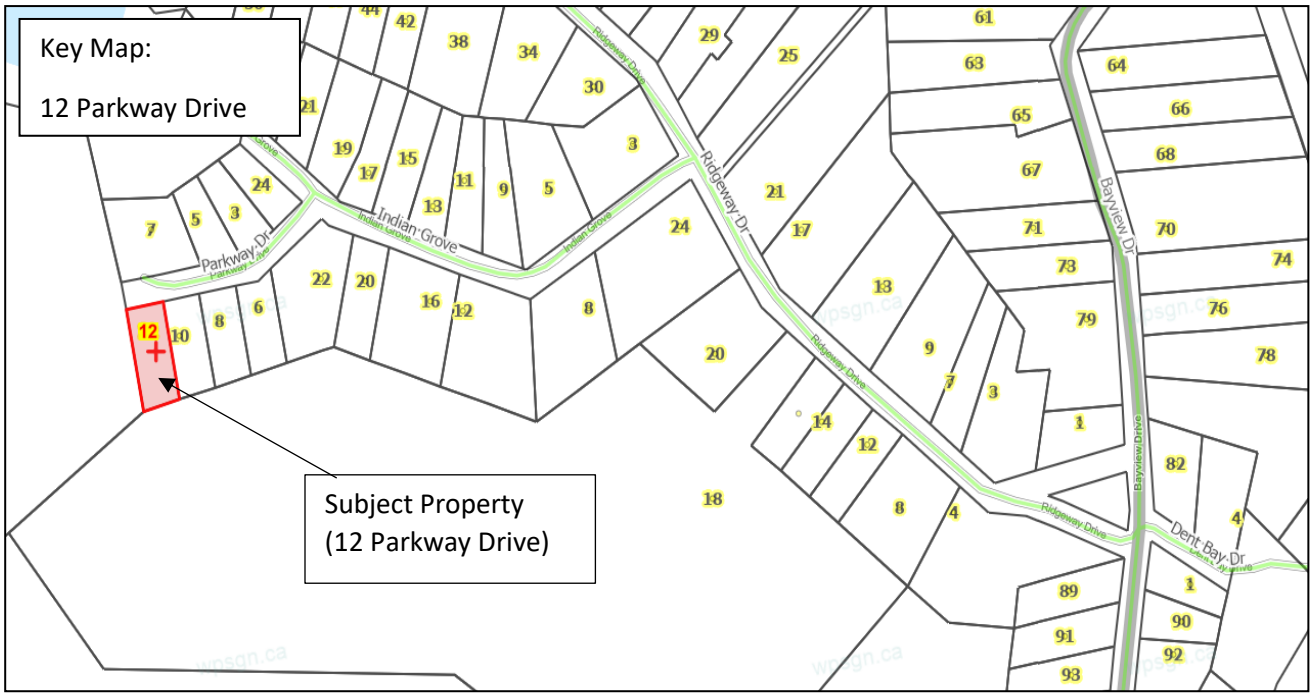
The Key Map included in this Notice of Public Hearing illustrates the lands which are the subject of this application.

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 8th day of May, 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_____

Address _____

City _____

Province / State _____ Postal / Zip Code _____

Home Phone No. 705-970-3963 Business Phone No. _____

Email _____

2. Owner(s) Information

1. Name _____

   Address _____

   City _____

   Province / State _____ Postal / Zip Code _____

   Home Phone No. _____ Business Phone No. _____

   Email _____

2. Name _____

   Address _____

   City _____

   Province / State _____ Postal / Zip Code _____

   Home Phone No. 705-970-3963 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?

_____

What is the nature and extent of the relief being sought

_____

_____

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

_____

_____

_____

4. Location and Description of the Subject Land

Name of Municipality: _____

Assessment Roll Number: 4936 - _____

Lot _____ Concession _____ Island No. _____

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: _____

Dimensions of Subject Property

Depth (metres) _____ Frontage (metres) _____ Lot Area (hectares) _____

5. Land Use and Zoning

What was the date of acquisition of the subject land?

_____

What are the existing uses of the subject land?

_____

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

_____

What are the proposed uses of the subject land?

_____

What are the existing uses of abutting properties?

_____

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

_____

What is the current zoning of the subject land?

_____

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 (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

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

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 8th day of May, 20 26

I, Dennis Michaelis of the Township of Carling 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 8 day of May, 20 26.

Jenny Ritchie, Deputy Treasurer
Ex officio Commissioner etc.,
Commissioner for taking Affidavits Act,
Section 1, subsection (2) 1.
District of Parry Sound for the
Corporation of the Township of 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, Dennis Michaelis and Crystal Michaelis,
am/are the owner(s) of the land that is the subject of this application and I/we authorize

Dennis Michaelis
to make this application on my/our behalf.

Date Monday May 4th 2026 Signature of Owner

Date Monday May 4th 2026 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, Dennis Michaelis and Crystal Michaelis,
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

Dennis Michaelis
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 Monday May 4th Signature of Owner

Date Monday May 4th 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, Dennis Michaelis and Crystal Michaelis, 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.

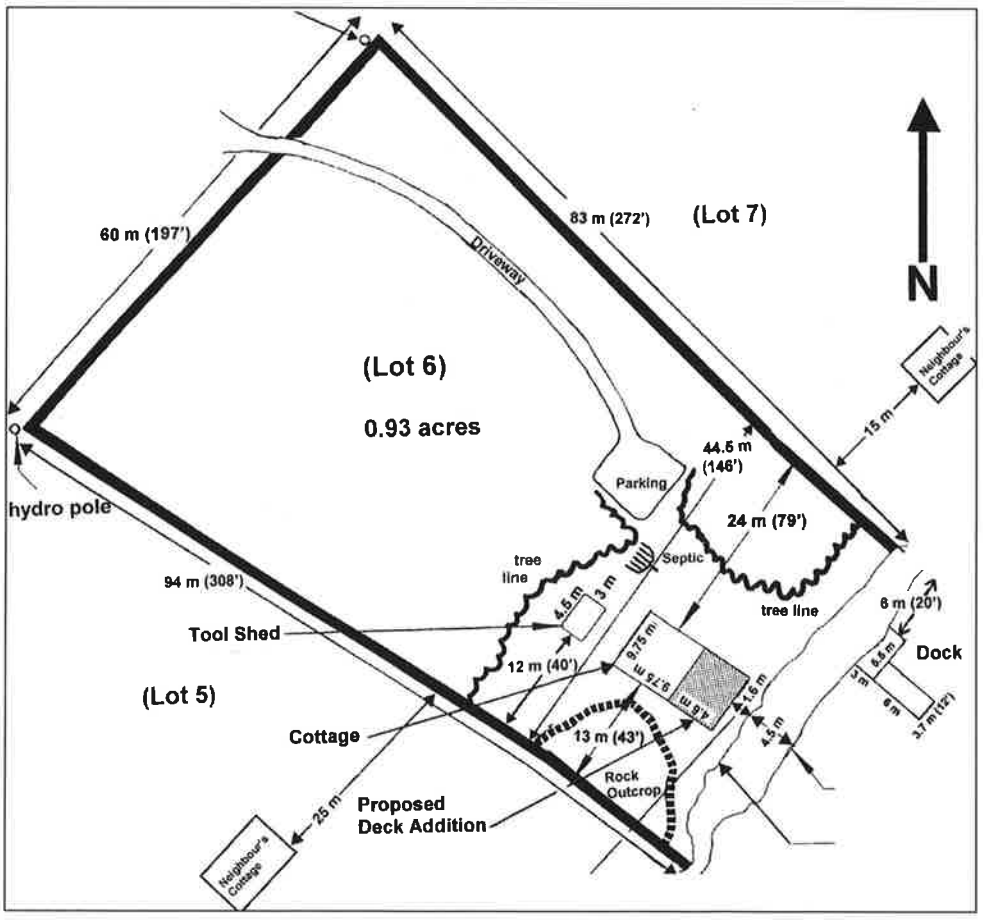
Date Monday May 4th 2026 Signature of Owner _____

Date Monday May 4th 2026 Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

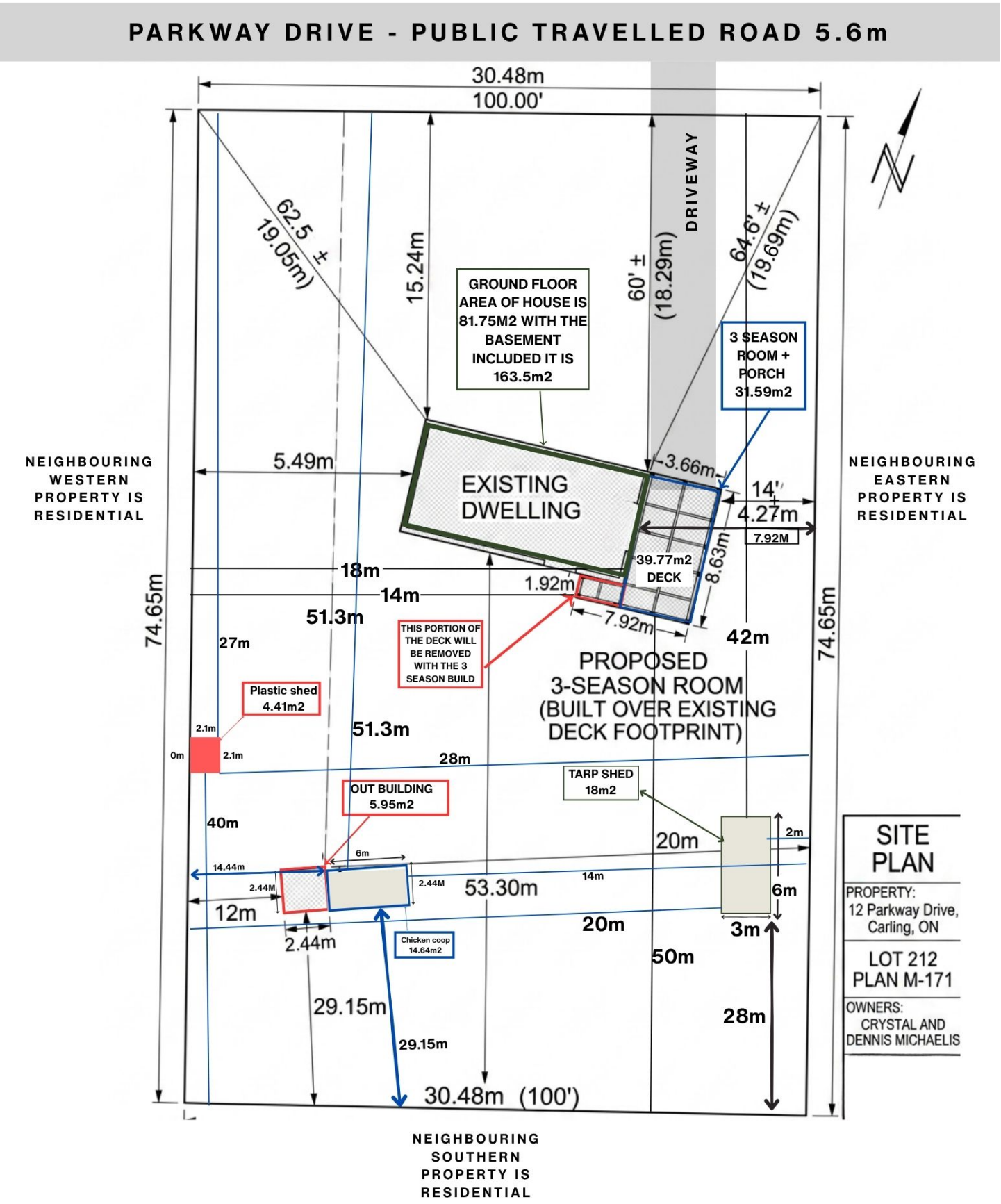
Sample Site Plan



Nature and Extent of the Relief Being Sought

The applicant is seeking relief from **Section 5.09.2 a) i)** and **Section 8.02 d)** and **Section 8.02 e)** of the Zoning By-law to construct a **3-season room** atop the footprint of a pre-existing deck. The proposal seeks to maintain the established building line of the current legal non-complying structure through the following specific relief:

- **Front Yard Setback**: A reduced setback of **18.29 metres** (60 feet) to match the existing dwelling's position.
- **Side Yard Setback**: A reduced interior side yard setback of **4.27 metres** (approximately 14 feet) to align with the existing deck footprint. Which is 0.73m less than required by **Section 8.02 e)**
- **Building Height**: Approval for increased building height and floor area resulting from the enclosure of the existing deck. The midpoint of the new roof is **6.10m** from the average grade at the front of the structure. This is an increase **0.73m** from the existing structure which currently is **5.37m**
- **Building Size -** with the addition, the Dwelling floor area is to increase to 113.34 which is an increase of 31.59m2 from the original of 81.75m2


PARKWAY DRIVE - PUBLIC TRAVELLED ROAD 5.6m
30.48m
100.00'
DRIVEWAY
62.5 ± (19.05m)
15.24m
60' ± (18.29m)
64.6' ± (19.69m)
GROUND FLOOR AREA OF HOUSE IS 81.75M2 WITH THE BASEMENT INCLUDED IT IS 163.5m2
3 SEASON ROOM + PORCH 31.59m2
NEIGHBOURING WESTERN PROPERTY IS RESIDENTIAL
NEIGHBOURING EASTERN PROPERTY IS RESIDENTIAL
5.49m
EXISTING DWELLING
3.66m
14'
4.27m
7.92M
39.77m2 DECK
8.63m
1.92m
7.92m
18m
14m
51.3m
74.65m
27m
42m
THIS PORTION OF THE DECK WILL BE REMOVED WITH THE 3 SEASON BUILD
PROPOSED 3-SEASON ROOM (BUILT OVER EXISTING DECK FOOTPRINT)
Plastic shed 4.41m2
2.1m
0m
2.1m
51.3m
28m
TARP SHED 18m2
OUT BUILDING 5.95m2
40m
20m
2m
6m
14.44m
2.44M
2.44M
53.30m
14m
6m
12m
20m
3m
2.44m
Chicken coop 14.64m2
50m
29.15m
28m
29.15m
30.48m (100')
NEIGHBOURING SOUTHERN PROPERTY IS RESIDENTIAL
SITE PLAN
PROPERTY: 12 Parkway Drive, Carling, ON
LOT 212 PLAN M-171
OWNERS: CRYSTAL AND DENNIS MICHAELIS

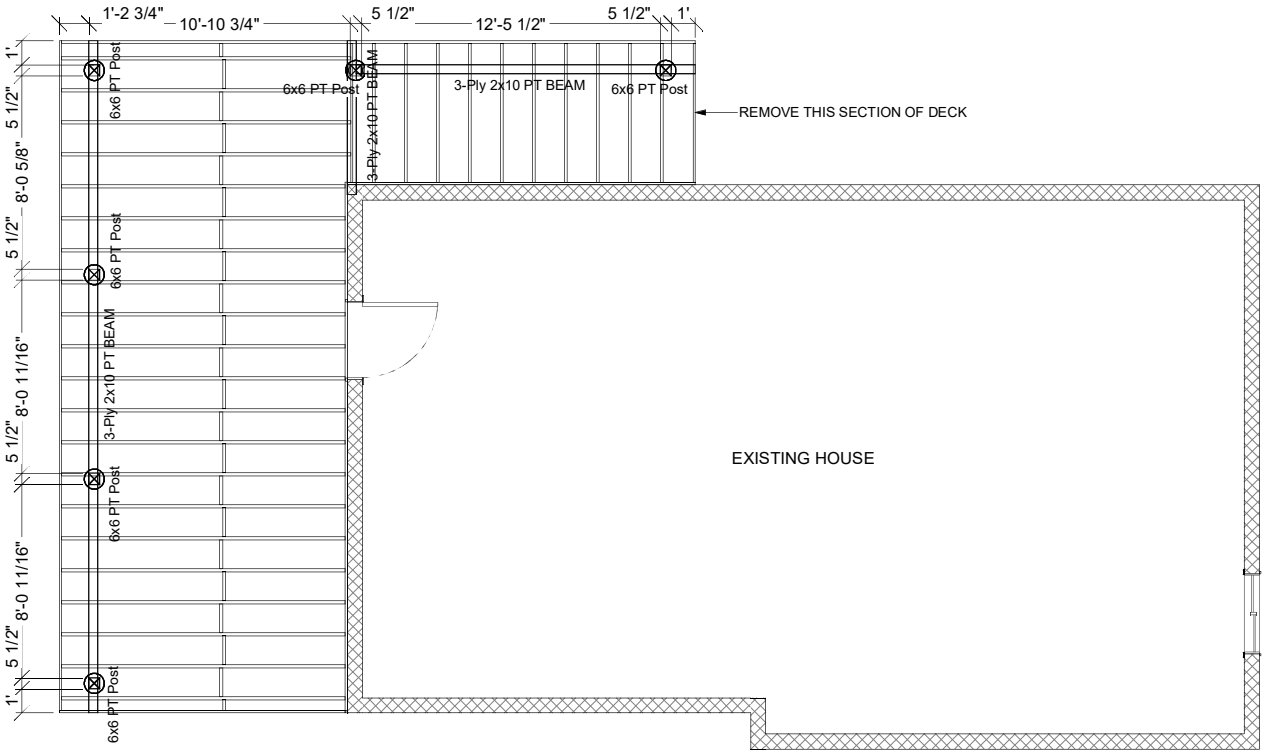
Dennis & Crystal Michaelis
12 Parkway Drive
Carling, ON

EXISTING

3 SEASON ROOM ADDITION

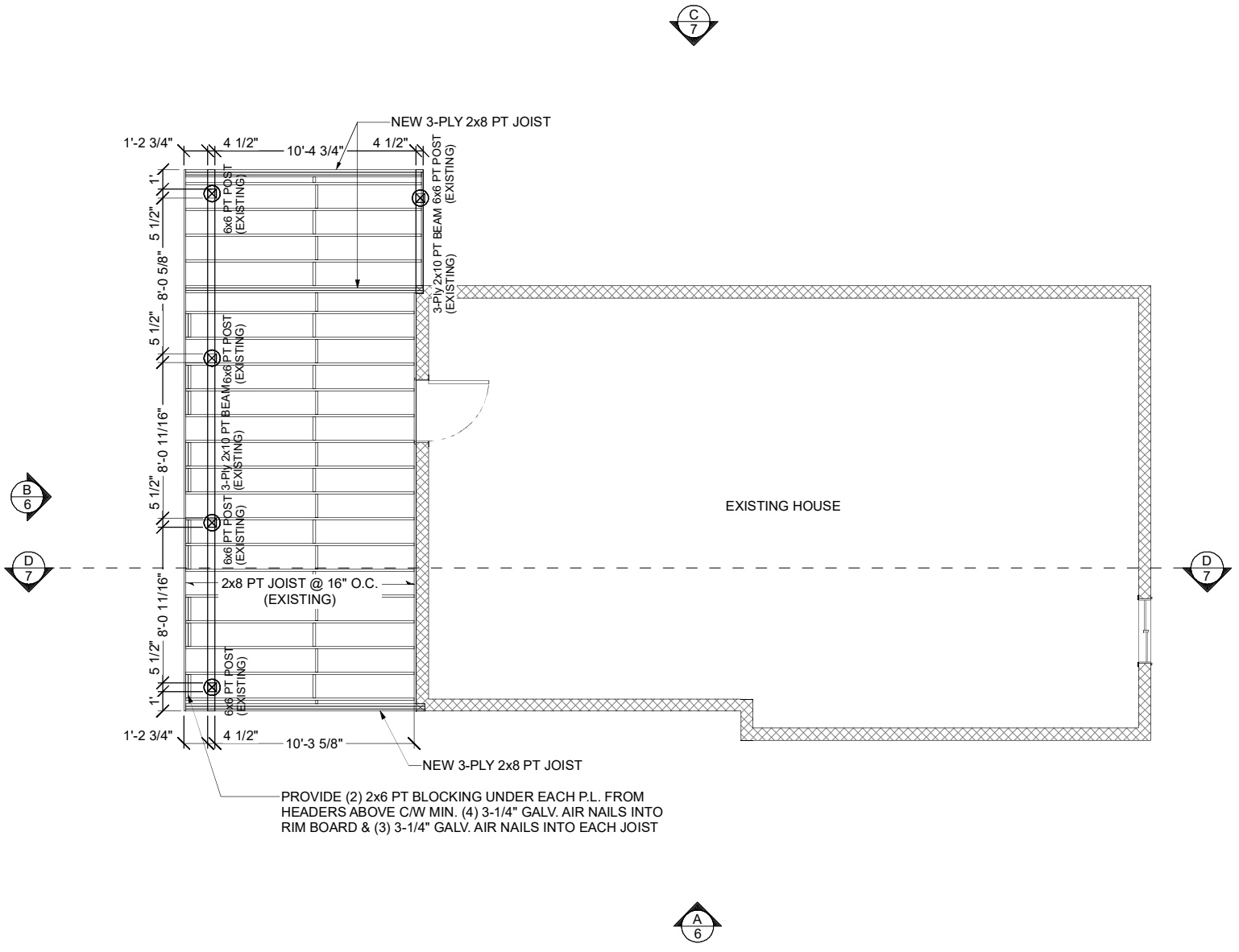
RENDERINGS
SH. 1

Dennis & Crystal Michaelis
12 Parkway Drive
Carling, ON



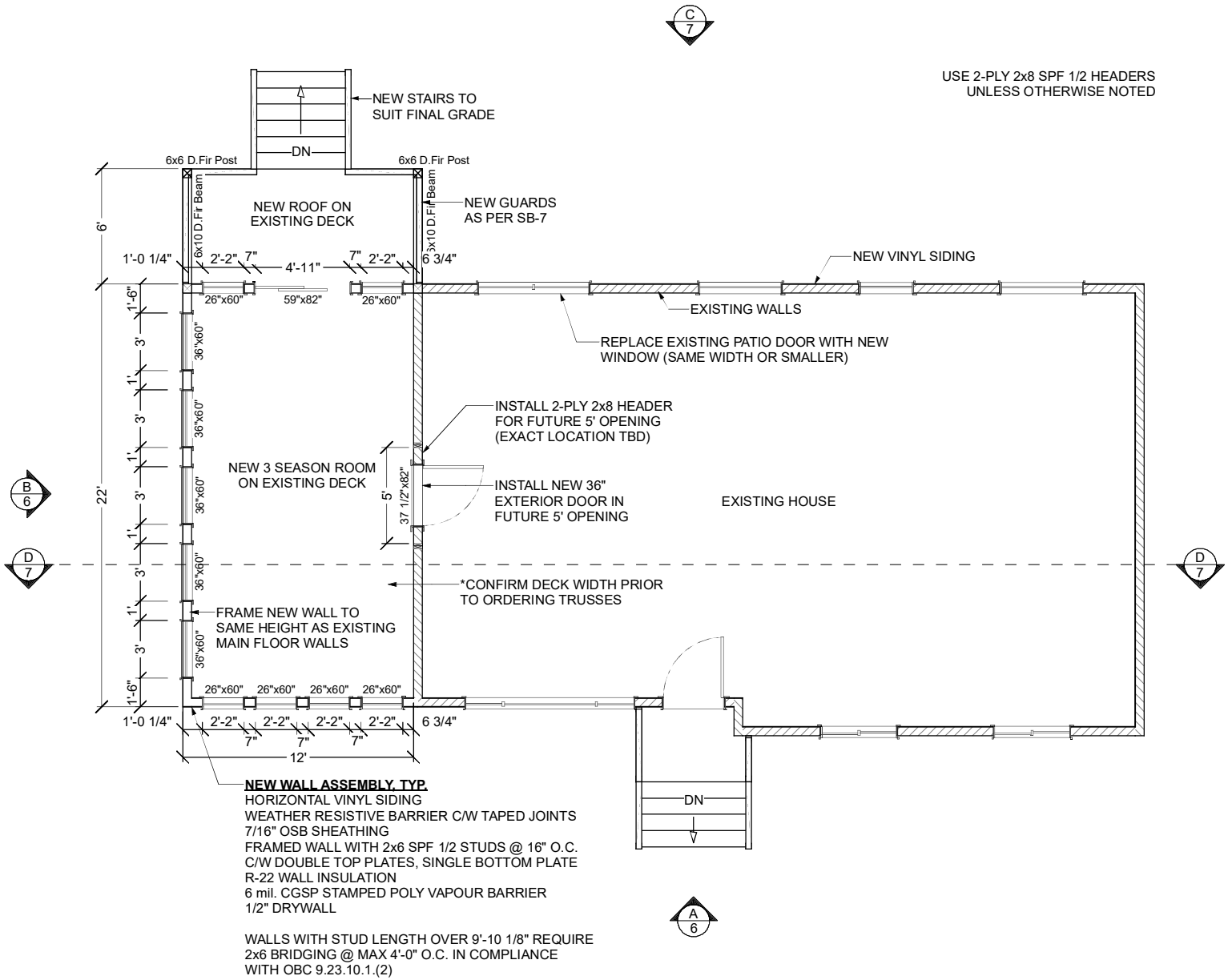
EXISTING DECK & HOUSE
1/8" = 1'-0" SCALE
SH. 2

Dennis & Crystal Michaelis
12 Parkway Drive
Carling, ON



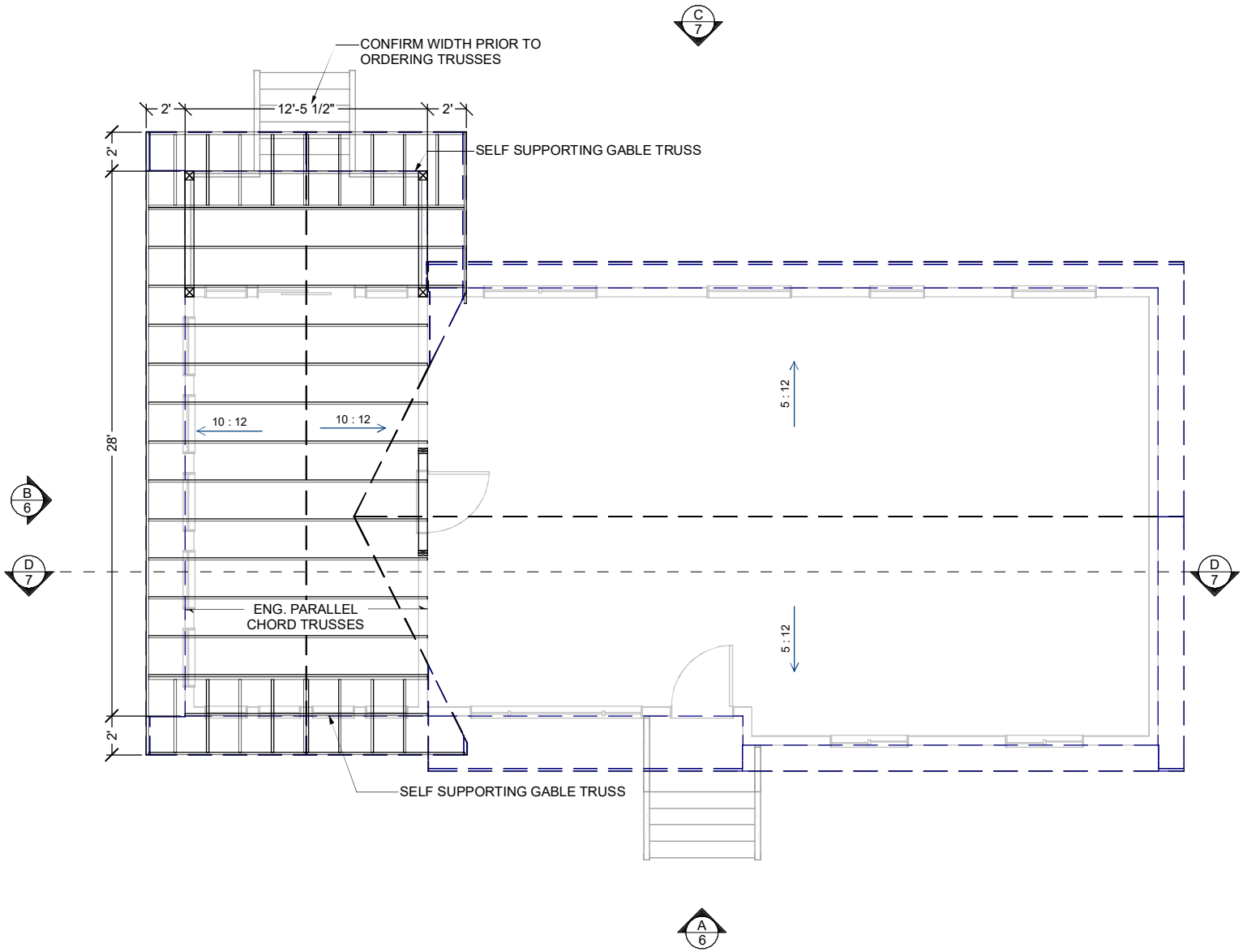
NEW FRAMING TO EXISTING DECK
1/8" = 1'-0" SCALE
SH. 3

Dennis & Crystal Michaelis
12 Parkway Drive
Carling, ON



NEW MAIN FLOOR FRAMING
1/8" = 1'-0" SCALE
SH. 4

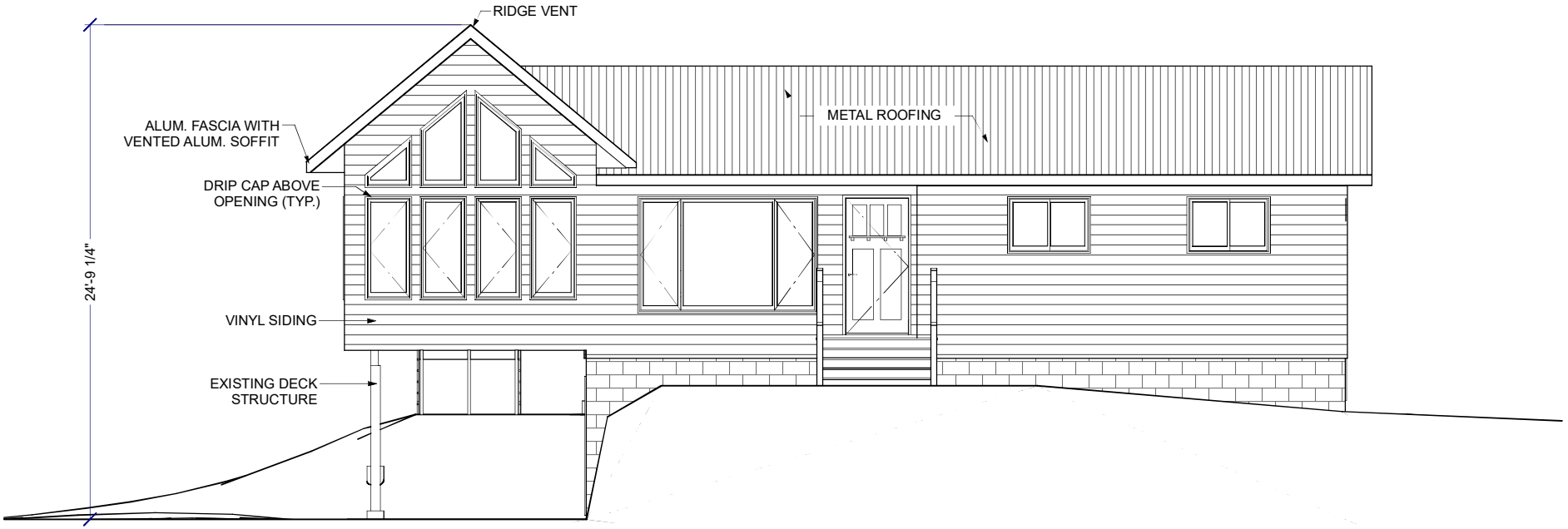
Dennis & Crystal Michaelis
12 Parkway Drive
Carling, ON



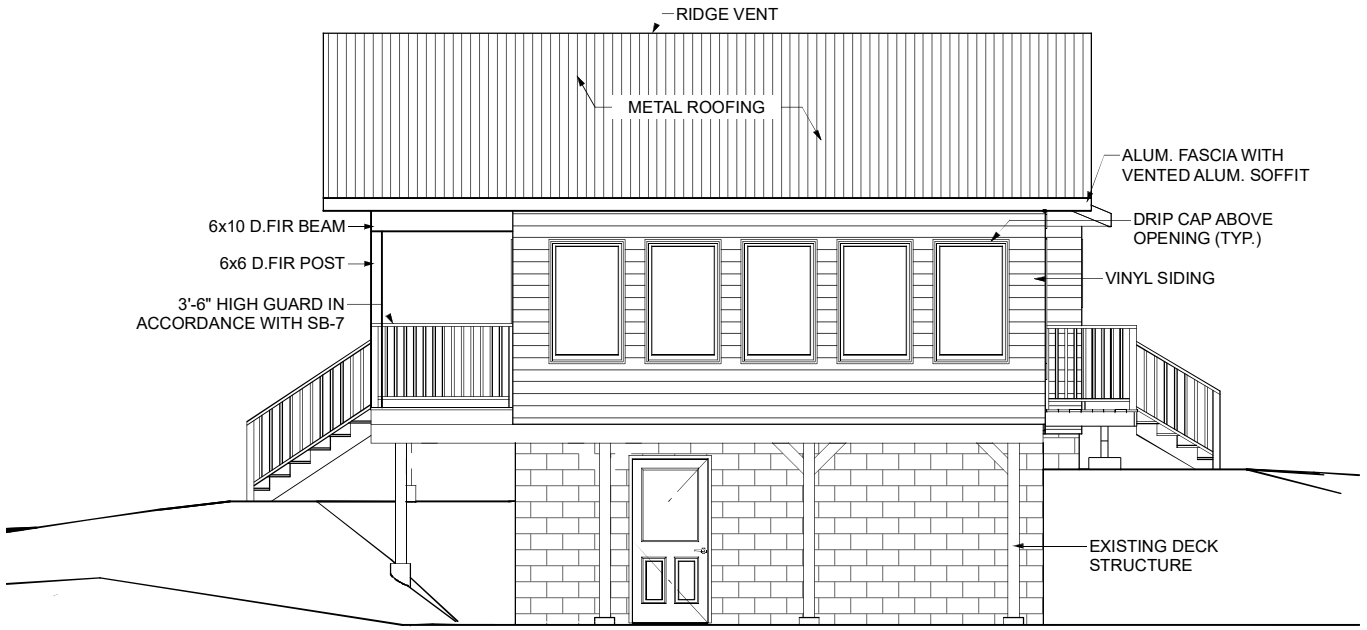
ROOF PLAN
1/8" = 1'-0" SCALE
SH. 5

Dennis & Crystal Michaelis
12 Parkway Drive
Carling, ON

ELEVATION 'A'
Scale: 1/8" = 1'-0"



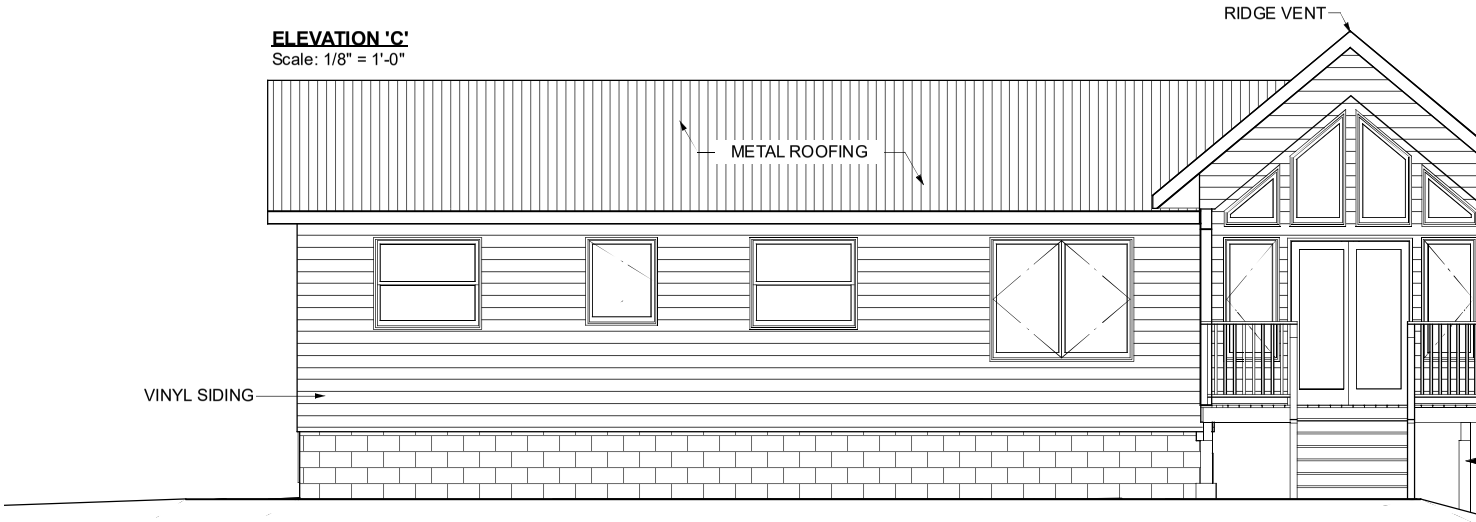
ELEVATION 'B'
Scale: 1/8" = 1'-0"



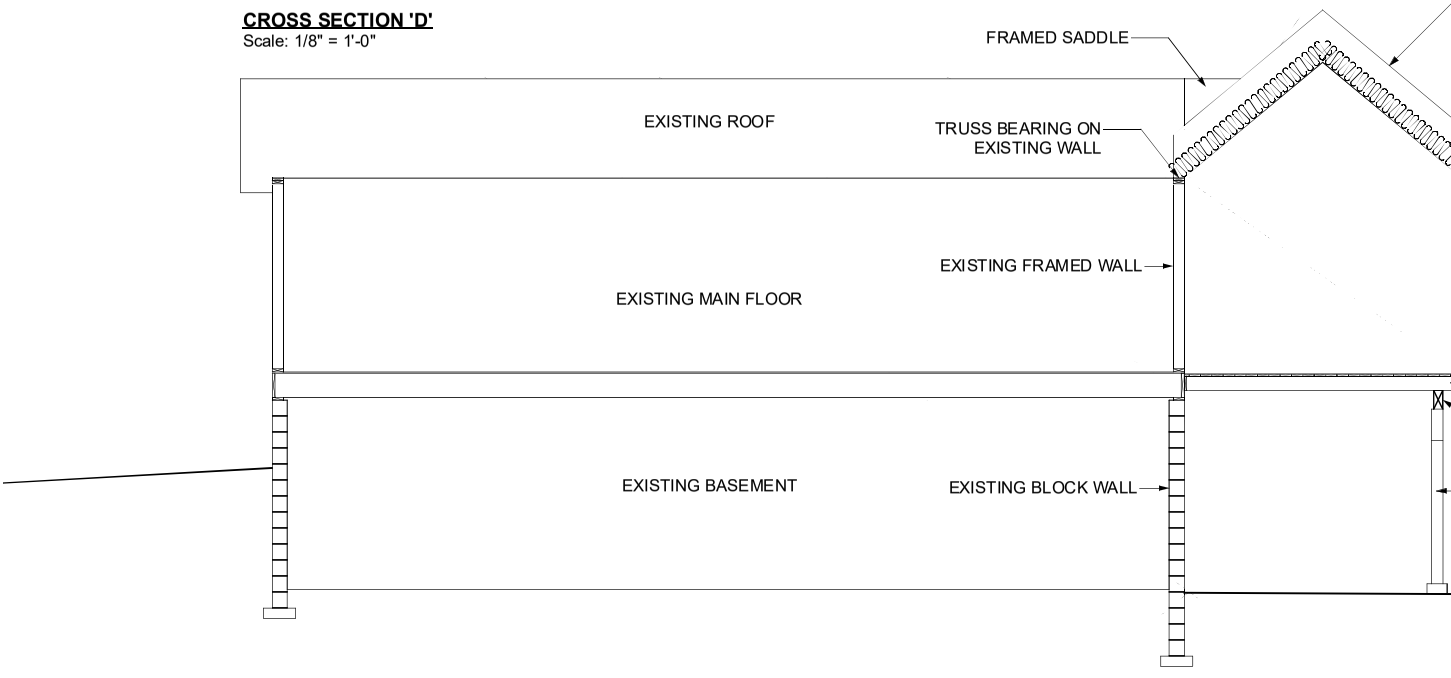
ELEVATIONS 'A' & 'B'
1/8" = 1'-0" SCALE
SH. 6

Dennis & Crystal Michaelis
12 Parkway Drive
Carling, ON

ELEVATION 'C'
Scale: 1/8" = 1'-0"



CROSS SECTION 'D'
Scale: 1/8" = 1'-0"



Dennis & Crystal Michaelis
12 Parkway Drive
Carling, ON

GENERAL NOTES:

1. PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, LATEST EDITION.
2. PROVIDE 1 SQ. FT. OF UNOBSTRUCTED VENTILATING AREA PER EVERY 300 SQ. FT. OF INSULATED ATTIC AREA. MINIMUM 25% OF THE REQUIRED VENTING SHALL BE AT THE TOP OF THE SPACE AND MINIMUM 25% OF THE REQUIRED VENTING SHALL BE AT THE BOTTOM OF THE SPACE.
3. ALL GRADING TO BE POSITIVE AND AWAY FROM BUILDING.

STAIR NOTES:

1. STAIRS, LANDINGS, GUARDS & HANDRAILS SHALL BE IN CONFORMANCE WITH OBC 9.8.
2. HANDRAIL TO BE NOT LESS THAN 34 1/16" AND NOT MORE THAN 42 1/8", MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN TANGENT TO THE TREAD NOSINGS OF THE STAIR SERVED BY THE HANDRAIL.
3. STAIRS TO BE MIN 33 27/32" WIDE WITH;
   MIN RISE OF 4 29/32"
   MAX RISE OF 7 7/8"
   MIN RUN OF 10 1/32"
   MAX RUN OF 13 13/32"
   MIN HEADROOM OF 76 25/32"
4. GUARDRAIL TO BE NOT LESS THAN 35 7/16" HIGH.

PART 9 WOOD FRAMING NOTES:

1. LUMBER: - UNLESS OTHERWISE NOTED TO BE SPRUCE-PINE-FIR (SPF), GRADE NO.1/NO.2, CONFORMING TO CSA STANDARD 0141 WITH A MAXIMUM MOISTURE CONTENT OF 19 % AT THE TIME OF INSTALLATION. ALL LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
2. COMPLY WITH THE REQUIREMENTS OF ONTARIO BUILDING CODE FOR SUB-FLOORING IN TABLE 9.23.14.A, ROOF SHEATHING IN TABLE 9.23.15.A, AND WALL SHEATHING IN TABLE 9.23.16.A.
3. NAILS, SPIKES, AND STAPLES: - TO CSA STANDARD B111; GALVANIZED FOR EXTERIOR WORK, OR HIGHLY HUMID AREAS AND FOR TREATED LUMBER; PLAIN ELSEWHERE. NAILING OF FRAMING UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLES 9.23.3 A, B, AND 9.23.13 A IN THE ONTARIO BUILDING CODE.
4. ROUGH HARDWARE: - BOLTS, NUTS, WASHERS, LAGS, PINS, SCREWS, ALL TO BE HOT DIP GALVANIZED IF EXPOSED TO EXTERIOR USE.
5. WOOD PRESERVATIVES (PRESSURE TREATED): - WHERE REQUIRED TO CONFORM TO CSA STANDARD 080-M. ALL WOOD PRODUCTS BEARING ON CONCRETE OR MASONRY AT OR BELOW GRADE TO BE PRESSURE TREATED OR BE PROTECTED WITH A MINIMUM 0.05 POLYETHYLENE VAPOUR BARRIER, ROLL ROOFING, OR APPROVED EQUIVALENT.
6. ALL WOOD PRODUCT EXPOSED DIRECTLY TO SOIL SHALL BE PRESSURE TREATED.
7. FRAMING ANCHORS: - FRAMING ANCHORS, JOIST HANGERS, BEAM HANGERS, POST CAPS, POST ANCHORS, BACK-UP CLIPS AND ANGLES, UNLESS OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS, ARE ALL TO BE AS MANUFACTURED BY SIMPSON OR AN APPROVED EQUAL, AND SIZED APPROPRIATELY FOR THE CONNECTING MEMBERS. ALL ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS UTILIZING NAILS OR SCREWS WHERE REQUIRED.
8. MINIMUM BEARING OF WOOD BEAMS TO BE MINIMUM 3" (76mm).
9. ALL LINTELS TO BE MINIMUM 2-2x8 UNLESS OTHERWISE NOTED.
10. NAILING AND/OR BOLTING: - OF MULTI-PLYS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND IN NO CASE LESS THAN 2 ROWS OF 16d (3 1/2") NAILS AT 300mm (12") CENTRES, EACH ROW.
11. WOOD TRUSSES SHALL BE DESIGNED BY AND BEAR THE SEAL OF A LICENSED PROFESSIONAL ENGINEER REGISTERED IN ONTARIO.