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/1/2026

Michael McGarvey and Natasha Demarco-Doyle
(103 Carling Bay Road East)

This is to advise that a Public Hearing will be held at 11:00 a.m. on February 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/1/2026

Date of Hearing: Tuesday, February 24th, 2026
Time of Hearing: 11:00 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): Michael McGarvey and Natasha Demarco-Doyle
Property Location: 103 Carling Bay Road East

The purpose of the application is to seek relief from Section 5.01 a) of the Township of Carling Comprehensive Zoning By-law C500-2011, being the provision regulating that the footprint of any accessory building cannot exceed the footprint of the main building.

The effect of the application is to permit the construction of a 148.46 m^2 (1,600 ft^2) garage which exceeds the footprint of the existing main dwelling 97.79m^2 (1,052.71ft2) by 50.84m^2 (547.29 ft^2). The proposed garage is intended to be used for Home Industry purposes (specifically an automotive repair shop). The increased footprint is being requested in order to accommodate the purposed Home Industry use.

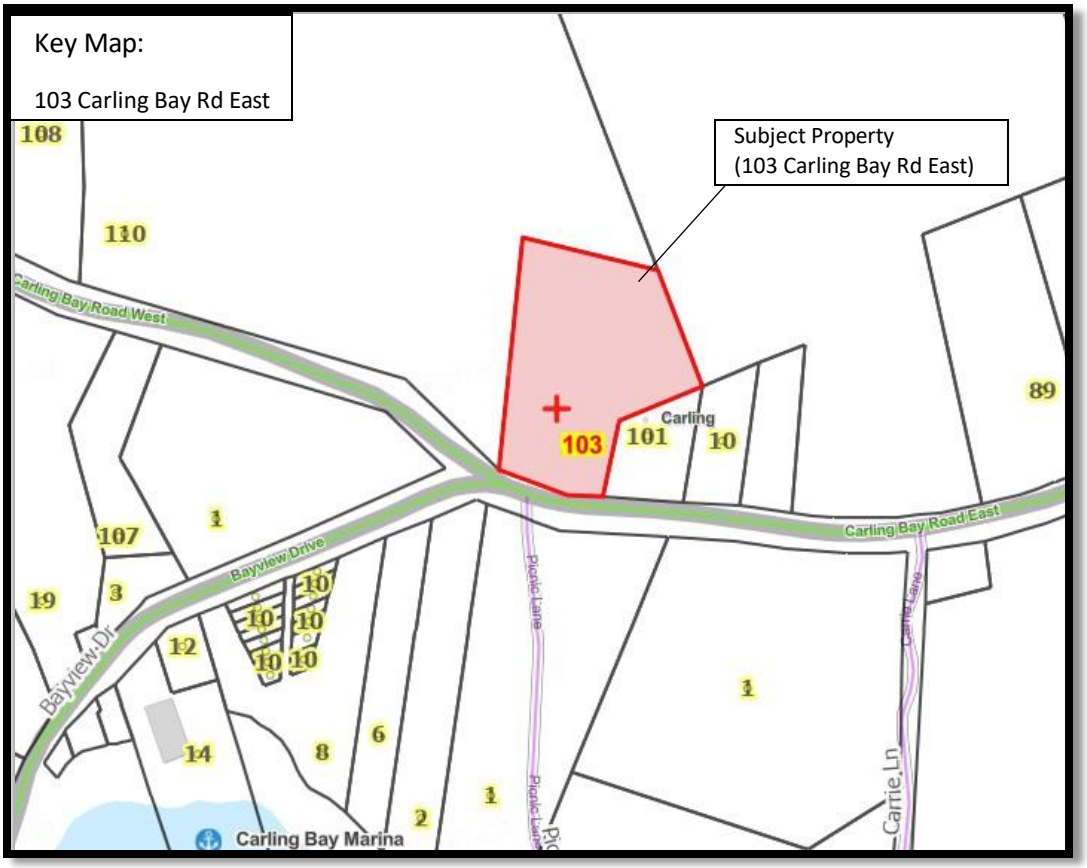
The Key Map included in this Notice of Public Hearing illustrates the lands which are the subject of this application.

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 10th day of February, 2026.

Kevin McLlwain,
Secretary-Treasurer, Committee of Adjustment



29-01-2026

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: Jan 29 | 2026 Complete Application ☑Yes ☐No Application No. A/1/2026

Date Accepted: Feb 9 | 2026 Applicable Fee Paid ☑Yes ☐No

1. Applicant / Agent Information

Name of Applicant / Agent
Michael McGarvey, Natasha Demarco-Doyle

Address
103 CARLING BAY RD E

City NOBEL Province / State Ontario Postal / Zip Code P0G 1G0

Home Phone No. 8077090454 Business Phone No. _____ Email foxliteservices@gmail.com

2. Owner(s) Information

Name of Owner(s)

MICHAEL McGARVEY

NATASHA DEMARCO-DOYLE

Address
103 CARLING BAY RD E

City NOBEL Province / State ONTARIO Postal / Zip Code P0G 1G0

Home Phone No. 8077090454 Business Phone No. _____ Email Foxliteservices@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 5.01(a) does not allow an accessory building that is larger than the main dwelling.

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

To allow a 1,600 sq.ft. detached garage which is larger than the main dwelling at 1052.71sqft - Relief of 547.29 sqft

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

Proposed garage is necessary for proposed Home Industry use (auto repair)

4. Location and Description of the Subject Land

Name of Municipality: CARLING

Assessment Roll Number: 4936 - 00000101805 Lot 13 Concession D 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: 103 East Carling Bay Road

Dimensions of Subject Property: 42R-3158 PART 1, 42R-14663 PART 1 , 42R-6185,PART 1

Depth (metres) 131.6 Frontage (metres) 72.6 Lot Area (hectares) 1.1

5. **Land Use and Zoning**

What was the date of acquisition of the subject land? July 11, 2023

What are the existing uses of the subject land? RESIDENTIAL

How long have the existing uses been carried out on the subject land? 59 yrs

What are the proposed uses of the subject land? RESIDENTIAL WITH HOME ~~OCCUPATION~~ Industry - Automotive M.M MP

What are the existing uses of abutting properties? WEST - RESIDENTIAL EAST - RESIDENTIAL

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

What is the current zoning of the subject land? RURAL RESIDENTIAL (RR)

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
Dwelling	1966	1 Storey,5m	97.8	97.8	23.3	99.8	37.3	10.4
Garage	1966	1 Storey, 4m	44:6	44.6	35.5	91.5	22.5	0.3
Shed	Unknown	1 Storey, 4m	11	11	40	88.5	22.5	38.6

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
Garage	2026	5m / 1 Story	148.6	148.6	±45	±75	±34	±18
*Proposed structure								
will be used for home								
industry purposes								
(Auto Repair)								

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 29 day of January, 2026

I, Michael McGarvey & Natasha DeMarco-Doyle 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 29 day of January, 2026.

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

Michael McG
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, _____, 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 _____ 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, _____, 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 _____ 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

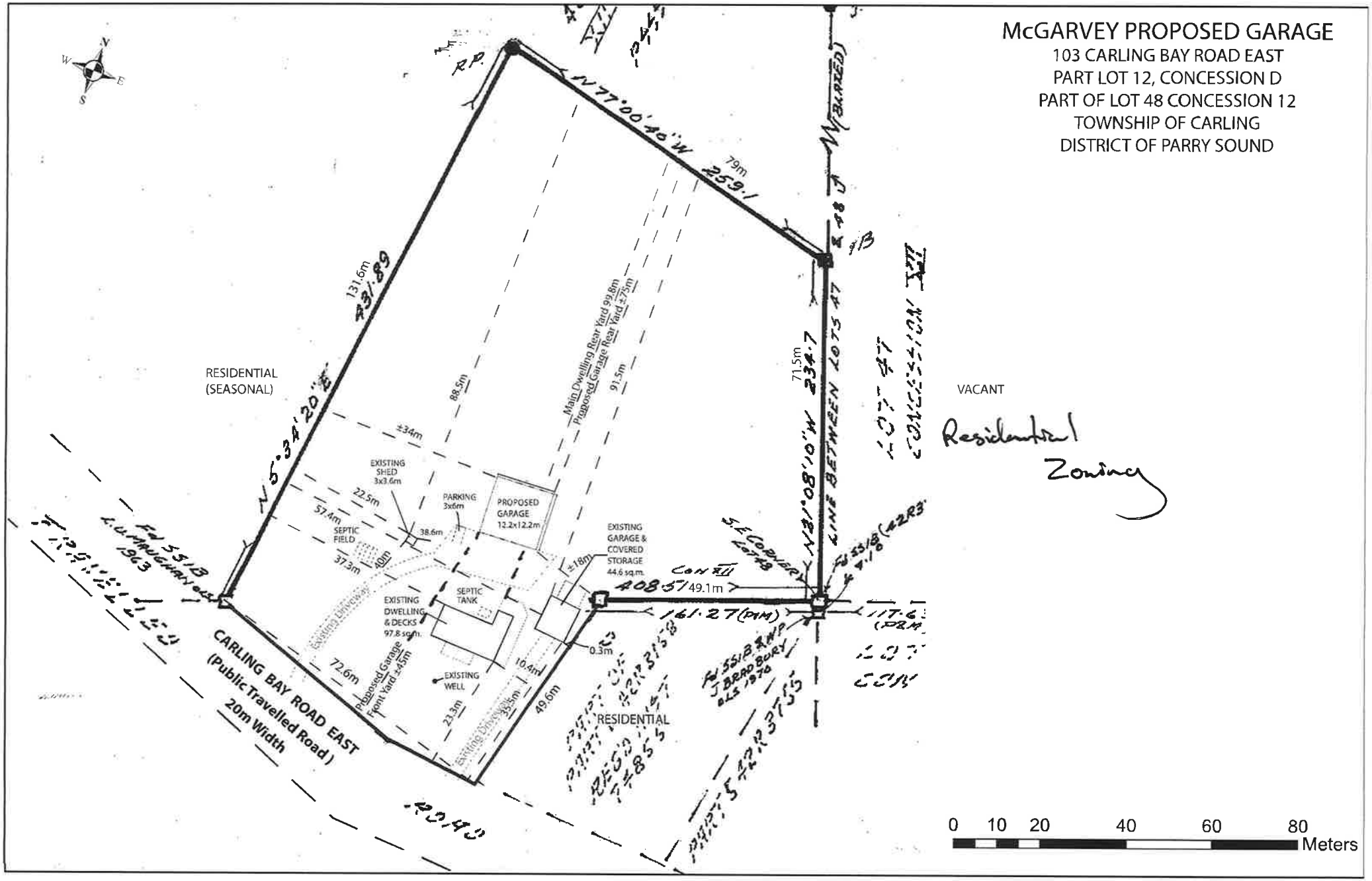
All registered owners of the subject property must provide their consent concerning the disclosure of personal information, as set out below.

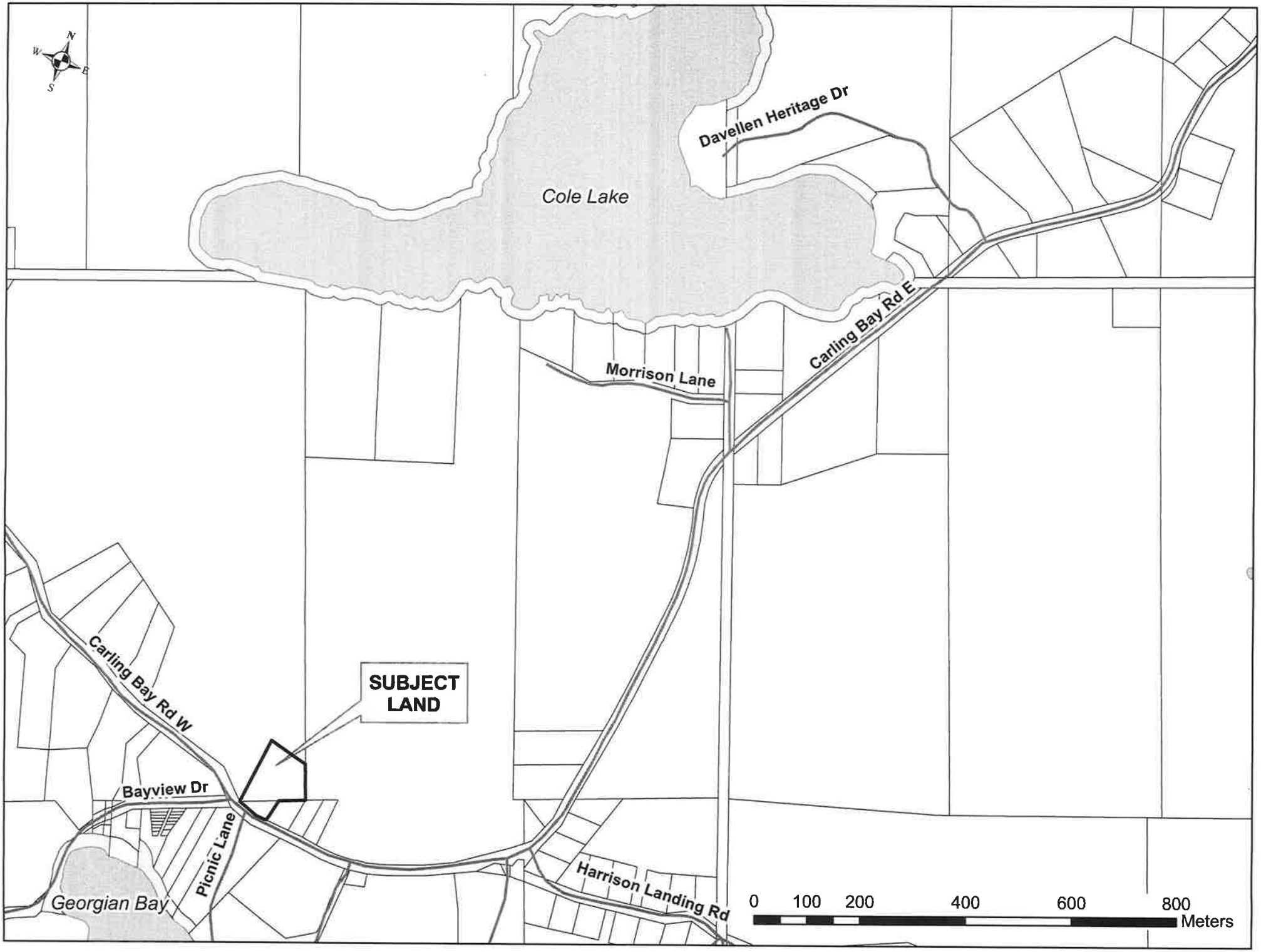
I/We, Michael McGarvey, Natasha Demarco-Doyle, am/are the owner(s) of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal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

Date 01/29/2026 Signature of Owner _____

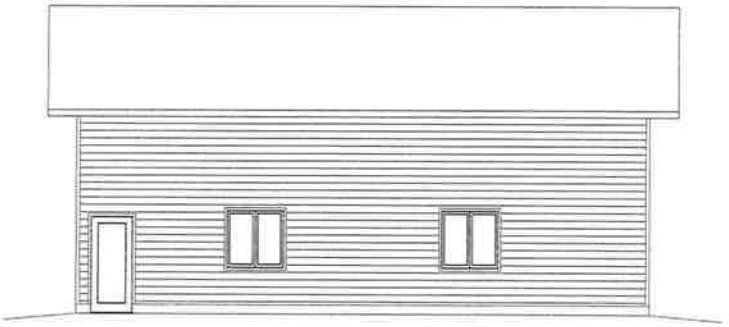
Date 01/29/2026 Signature of Owner _____

Date _____ Signature of Owner _____

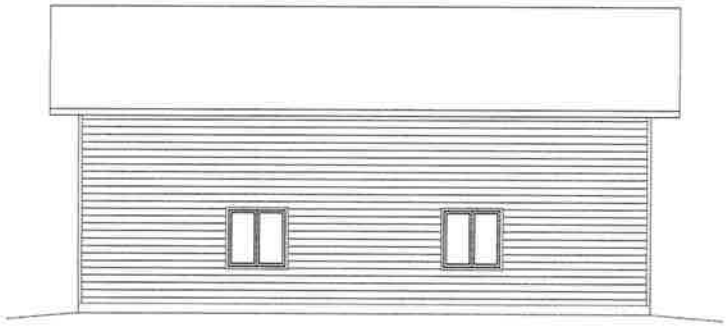

McGARVEY PROPOSED GARAGE
103 CARLING BAY ROAD EAST
PART LOT 12, CONCESSION D
PART OF LOT 48 CONCESSION 12
TOWNSHIP OF CARLING
DISTRICT OF PARRY SOUND
N
W
E
S
RESIDENTIAL (SEASONAL)
VACANT
Residential Zoning
N 77°00'40" W 259.1
131.6m
N 5°34'20" E 437.89
79m
88.5m
±34m
Main Dwelling Rear Yard 99.8m
Proposed Garage Rear Yard ±75m
91.5m
71.5m
N 81°08'10" W 234.7
LINE BETWEEN LOTS 47
EXISTING SHED 3x3.6m
22.5m
57.4m
SEPTIC FIELD
37.3m
40m
38.6m
PARKING 3x6m
PROPOSED GARAGE 12.2x12.2m
±18m
EXISTING GARAGE & COVERED STORAGE 44.6 sq.m.
SEPTIC TANK
EXISTING DWELLING & DECKS 97.8 sq.m.
EXISTING WELL
Existing Driveway
Proposed Garage Front Yard ±45m
72.6m
23.3m
33.5m
16.4m
0.3m
49.6m
Con III
208.57
49.1m
161.27 (PAM)
CARLING BAY ROAD EAST
(Public Travelled Road)
20m Width
RESIDENTIAL
0 10 20 40 60 80
Meters


N
W
E
S
Cole Lake
Davellen Heritage Dr
Carling Bay Rd E
Morrison Lane
Carling Bay Rd W
SUBJECT LAND
Bayview Dr
Picnic Lane
Georgian Bay
Harrison Landing Rd
0
100
200
400
600
800
Meters

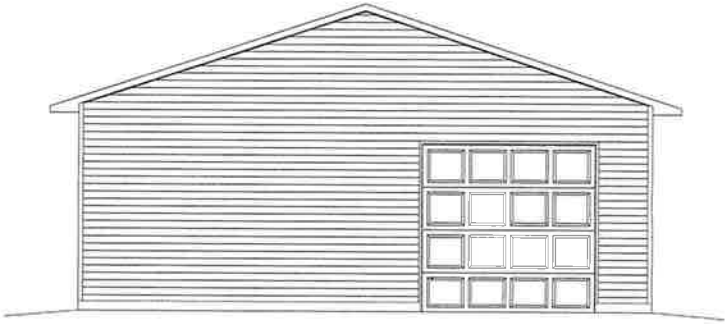
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

GEORGIAN BAY DESIGN
Dave Smith
4a Glenrock Rd
box 191, Nobel, ON
P0G 1G0
705-773-8808
georgianbaydesign@gmail.com

Drawn By	Dave Smith	Client	McGarvey
BCIN #	23483/40682	Project	Garage
Date	2025-04-09	103 East Carling Bay Rd Carling Township	
Scale	1/4=1'		

GENERAL NOTES:

-DO NOT SCALE DRAWINGS

-THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE START OF CONSTRUCTION & REPORT ANY DISCREPENCIES AND/OR OMISSIONS TO THE DESIGNER FOR REVISION AND RESUBMISSION TO THE BUILDING DEPARTMENT

-ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE DESIGNER AND RESUBMITTED TO THE BUILDING DEPARTMENT

-ALL CONSTRUCTION MUST COMPLY WITH THE LATEST EDITION ON THE OBC

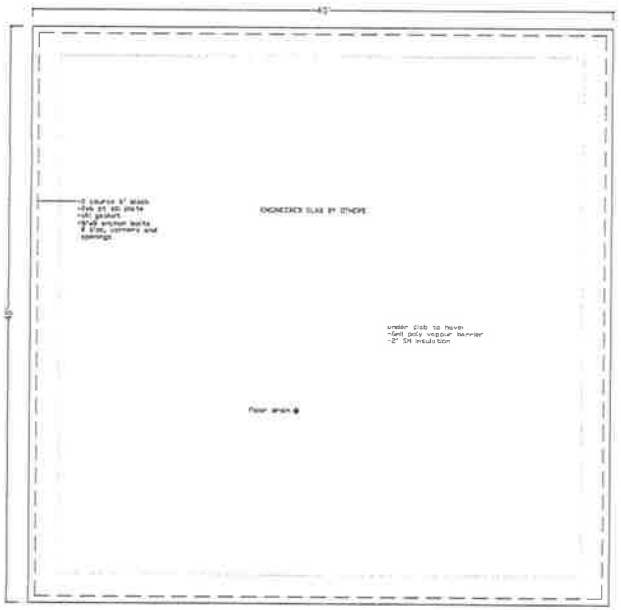
-ALL POINT LOADS TO BE CONTINUOUS TO THE FOUNDATION

-ALL WINDOW & DOOR ROI'S TO BE CONFIRMED BY MANUFACTURER

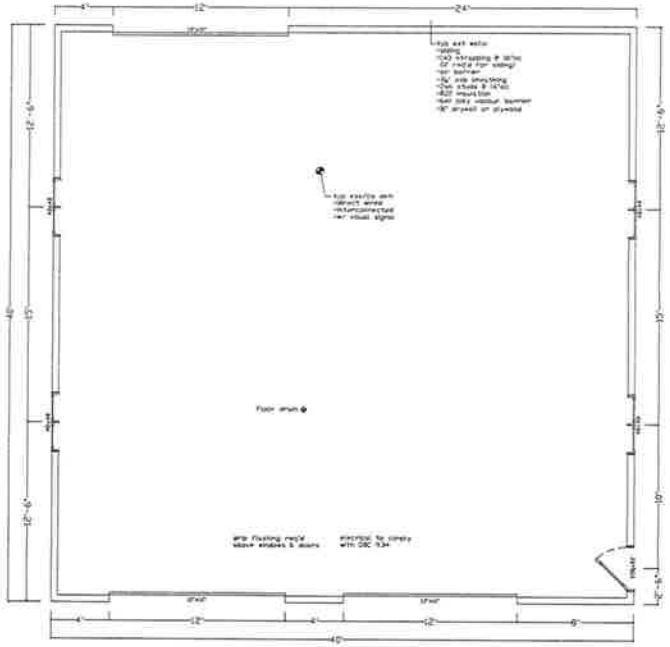
-ALL LUMBER TO BE #2 & BETTER K.D. SPRUCE

-ALL DESIGNS REMAIN PROPERTY OF GEORGIAN BAY DESIGN & CAN NOT BE COPIED WITHOUT CONSENT

A1



FOUNDATION PLAN



MAIN FLOOR PLAN

GEORGIAN BAY DESIGN
Dave Smith
4a Glenrock Rd
box 191, Nobel, ON
P0G 1G0
705-773-8808
georgianbaydesign@gmail.com

Drawn By	Dave Smith
BCIN #	23483/40682
Date	2025-04-09
Scale	1/4=1'

Client	McGarvey
Project	Garage
103 East Carling Bay Rd Carling Township	

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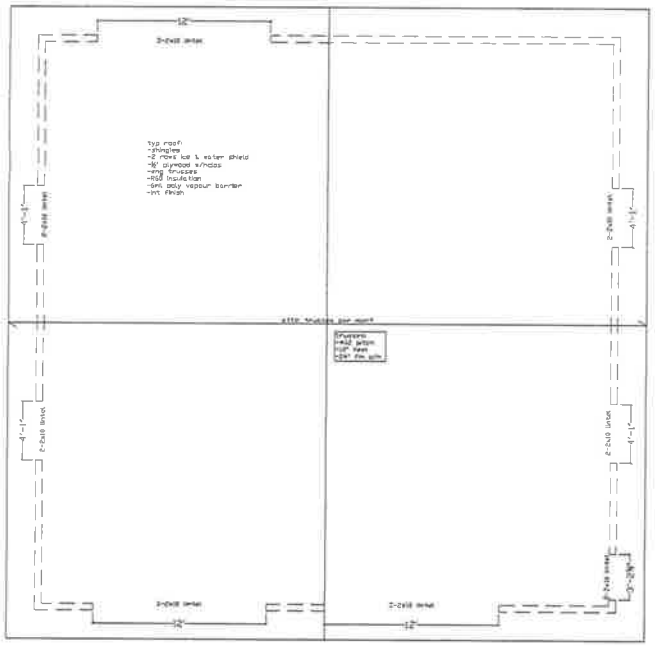
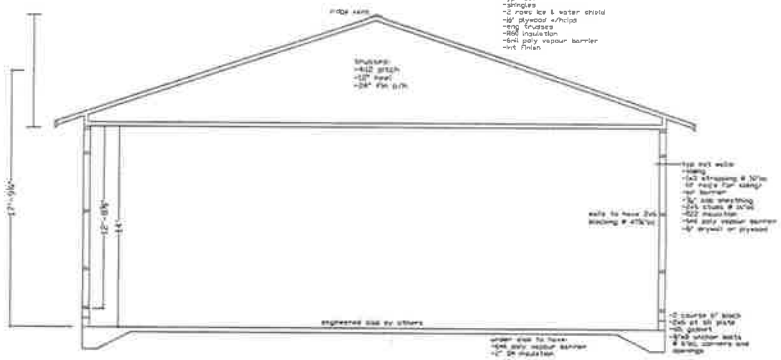
A2



ROOF PLAN



SECTION A

GEORGIAN BAY DESIGN
Dave Smith
4a Glenrock Rd
box 191, Nobel, ON
P0G 1G0
705-773-8808
georgianbaydesign@gmail.com

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A3