TOWNSHIP OF
CARLING

2 West Carling Bay Road, Nobel ON P0G 1GO
Ryan Snowball Planner
Email: rsnowball@carling.ca
Phone: 705-342-5856 ext. 9183
Fax: 705-342-9527

NOTICE OF REFUSAL OF APPLICATION TO AMEND ZONING BY-LAW C500-2011
THE CORPORATION OF THE TOWNSHIP OF CARLING
ZONING BY-LAW AMENDMENT APPLICATION Z/2026/01
(Beggs/John Jackson Planner Inc. – 8 Bayview Drive)

TAKE NOTICE that the Council of the Corporation of the Township of Carling made a decision to refuse the application filed by John Jackson Planner Inc. on behalf of Diane Beggs for a Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended on April 14, 2026.

The proposed Zoning By-law Amendment, being Application Z/2026/01, concerns a parcel of land located on Part 16 Plan PSR-1136; municipally known as 8 Bayview Drive, Township of Carling.

THE PURPOSE AND EFFECT of the application was to provide a site-specific amendment to the Township of Carling Comprehensive Zoning By-law C500-2011 by rezoning Part 16, Plan PSR-1136 from the Waterfront Residential 1 (WF1) zone to a Waterfront Residential 1 Exception (WF1-x) Zone to permit the establishment of four (4) shipping containers on the subject land.

Reason for Refusal:

The application was refused because the proposed amendment does not conform to the Township of Carling Official Plan, specifically those policies respecting the principles of waterfront development and would not be in keeping with the character of the area.

Public Submissions:

One written submission was made with respect to the proposed zoning by-law amendment. This submission was received by Mr. Richard Wilson on April 12, 2026 following the statutory public meeting but prior to a decision being made by Council. Mr. Wilson's letter set out a number of reasons for his opposition to the proposed zoning by-law amendment, notably that the containers are visible by the public and lacks legitimate justification for approval. Council considered this written submission in making their decision to refuse the application.

During the statutory public meeting held on March 24, 2026 no one from the public spoke in favour of or in opposition to the proposed zoning by-law amendment. The owner of the subject land did speak and provided Council with a background and rationale for the proposed amendment. Council considered this oral submission in making their decision to refuse the application.

Appeals:

Only the applicant and the Minister will be able to appeal the decision of the Township of Carling to the Ontario Land Tribunal.

Take notice that an appeal to the Ontario Land Tribunal in respect of all or part of this Zoning By-law Amendment may be made by filing a notice of appeal with the Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at https://olt.gov.on.ca/e-file-service by selecting Carling (Township): Clerk & Secretary-Treasurer as the Approval Authority or by mail (2 West Carling Bay Road, Nobel, ON P0G 1G0), no later than 4:00 p.m. on **May 6 th, 2026**. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of $400 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planning@carling.ca.

Any appeal must be filed with the Clerk of the Township of Carling, must be accompanied by the fee required by the Tribunal, and must set out the reasons for the appeal.

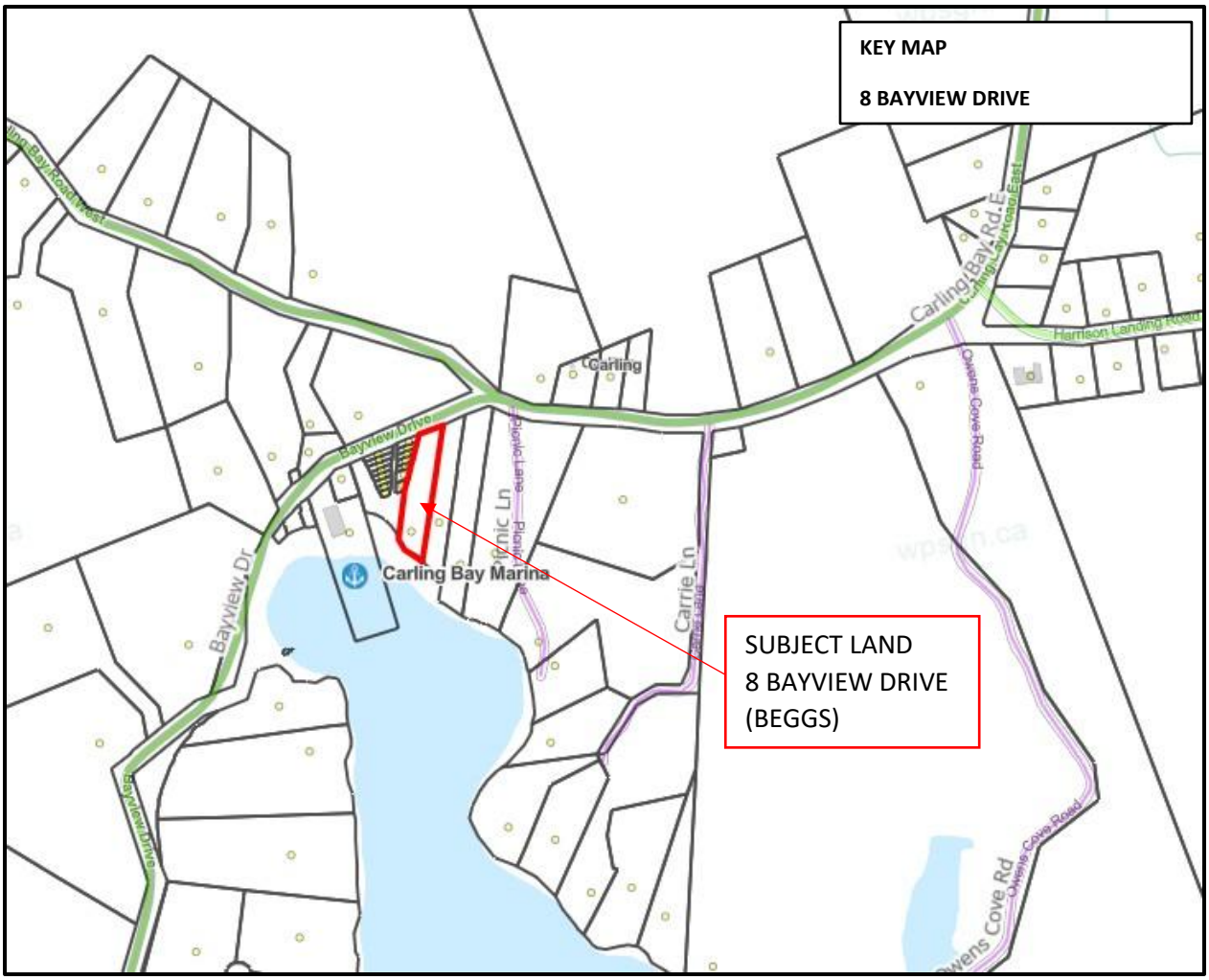
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council, or in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Additional Details:

The key map included in this notice illustrates the lands which were the subject of the Zoning By-law Amendment. If you have an inquiry regarding this Zoning By-law Amendment, please contact the municipal office or email planning@carling.ca and quote file Z/2026/01.

THIS NOTICE DATED at the Township of Carling municipal office this 16th day of April, 2026.

Kevin McLlwain
CAO/Clerk, Township of Carling


KEY MAP
8 BAYVIEW DRIVE
Carling
Bayview Drive
Carling Bay Marina
Bayview Dr
Carrie Ln
Owens Cove Road
Harrison Landing Road
SUBJECT LAND
8 BAYVIEW DRIVE
(BEGGS)