The Corporation of the Township of Georgian Bay

99 Lone Pine Road
Port Severn, ON
L0K 1S0 Canada
www.gbtownship.ca

Notice of Public Hearing for Minor Variance

Application No.: **A26-41**
Owner: **Tarrence Mark Paradie**
Applicant/Agent: **Peggy Chiu**

Take notice that an application to the Committee of Adjustment has been submitted for a minor variance to the Township of Georgian Bay Comprehensive Zoning By-law 2014-75 pursuant to Section 45 of the Planning Act, R.S.O. 1990, c. P.13, as amended and has been deemed complete, for lands municipally known as **275 Pratts Road**, being legally described as Concession 10 Lot 21, Registered Plan 35R-5503 Part 1 in the Township of Georgian Bay.

The **purpose and effect** of the application is to seek relief from the Zoning By-law to facilitate an expansion to an existing legal non-complying dwelling, and the construction of detached garage, as described below:

Zoning By-law 2014-75	Permitted	Existing	Proposed
Section 4.11 (e)(i)(3) Max. dwelling height	6m	5.47m	7.8m
Section 6.3 (a) Max. lot coverage	8%	9.26%	12.16%
Section 6.4 (c) Max. dwelling GFA	214.39m^2	265.06m^2	366.25m^2
Section 6.4.2 (a) Max. dwelling width	17.45m	25.51m	25.53m

Hearing Date: December 11, 2026, 10:00AM
Location: Council Chambers and online via Zoom

Public participation is encouraged. If you wish to submit written comments via email, regular mail or the drop box located beside the front doors of the Township Administration Centre, your comments would be appreciated by December 4th, 2026. Alternatively, comments may be provided during the hearing, in-person or online. If you wish to attend online via Zoom, please make your request known to the Secretary-Treasurer by emailing planning@gbtownship.ca prior to December 11th, 2026.

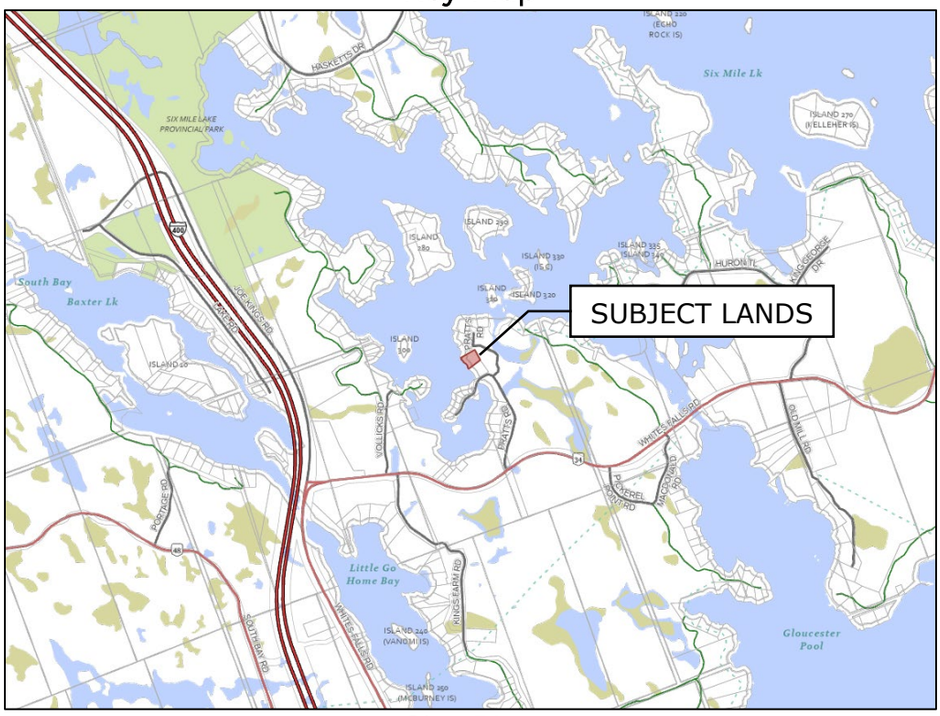
Additional information regarding the application will become available on the Township of Georgian Bay's website as part of the Agenda which is published approximately 7 days prior to the public hearing date. Questions regarding the application or requests for additional information can be directed to the Planner assigned to the file: Andrew Donaldson via email adonaldson@gbtownship.ca or ext.232.

The applicant, the Minister or a specified person or public body may submit an appeal of the decision to the Ontario Land Tribunal (OLT). If you wish to be notified of the decision of the Township of Georgian Bay in respect to the application, you must make a written request.

Dated this 20th day of November, 2026.

Deb McCabe
Secretary-Treasurer
Committee of Adjustment

Key Map



Site Plan

