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.: **A26-38**

Owner: **2535039 Ontario Inc. c/o Markus Luckwaldt**

Applicant/Agent: **Flow Drawings & Design Inc.**

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 **76 Driftwood Lane**, being legally described as Part of Lot 5 on Plan M-3838, Lot 21, Concession 11, formerly Baxter, now in the Township of Georgian Bay, District Municipality of Muskoka.

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

Zoning By-law 2014-75	Permitted	Proposed
4.11 e) iii) 3. – LNC Shoreline Dwelling Height	2m increase to max. height of 6m	1.67m increase to max. height of 8.74m
4.11 e) v) & 6.3 – SR6 Zone Max. Height	8m	8.74m

Hearing Date: December 11, 2026 @ 10:00a.m.

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 4, 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 10, 2026.

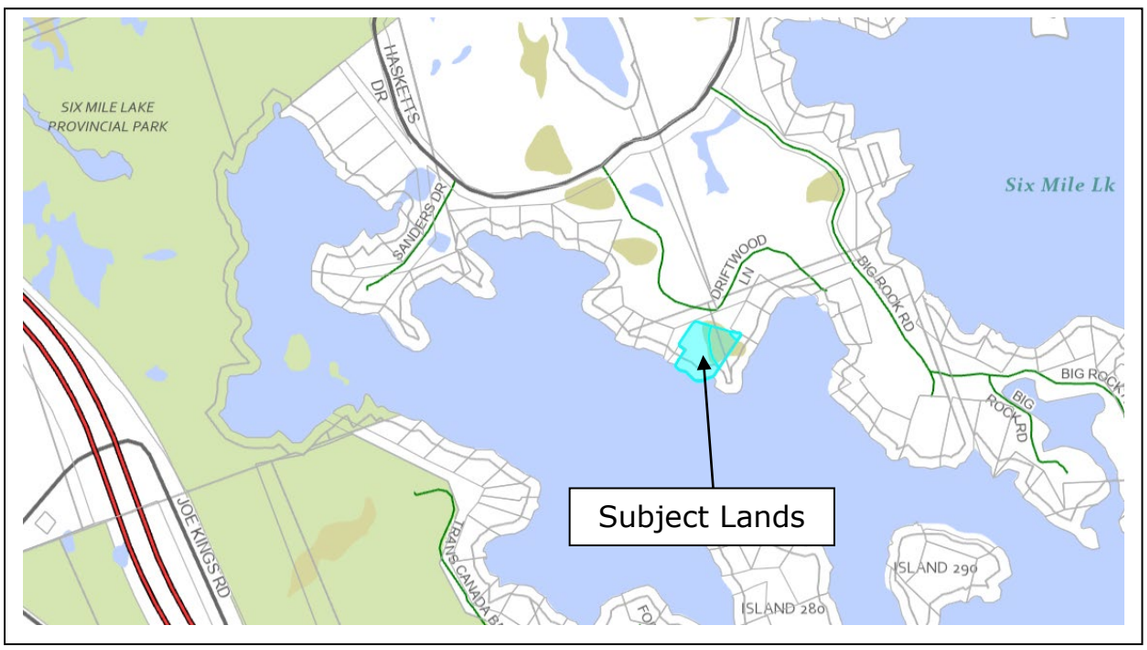
Additional information regarding the application will become available on the Township of Georgian Bay's website as part of the Agenda which is published approximately 7 days prior to the public hearing date. Questions regarding the application or requests for additional information can be directed to the Planner assigned to the file: Shania Wonfor via email swonfor@gbtownship.ca or ext.224.

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 (partial)

