The Corporation of the Township of Georgian Bay

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

Notice of Complete Application & Public Meeting for Zoning By-law Amendment ("ZBA")

Application No.:	**Z26-16**
Owner:	**Melkat Holdings Inc.**
Agent:	**Matthew Ribau**
Date Complete:	**October 27, 2026**

Take notice that an application to Council has been submitted for a Zoning By-law Amendment (ZBA) to the Township of Georgian Bay Comprehensive Zoning By-law 2014-75 pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13 for lands municipally known as 83 Woods Lane, as shown on the Key Map and Site Plan contained herein.

Hearing Date: **December 8, 2026, 9:00 a.m.**

Location: **Council Chambers and online via Zoom**

Purpose and Effect: A ZBA has been proposed to:

1. Permit a reduced dock setback of 3 metres from a side lot line;
2. Permit an increased dock width of 4.27 metres;
3. Recognize an existing Shoreline Activity Area occupying 80.6% of the Natural State Shoreline area within 15 metres of the high water mark; and
4. Permit the expansion of a deck within the 20 metre setback from the high-water mark.

Additional Information:

	Zoning By-law	Permitted	Proposed
1.	Section 4.1.9.2 c) ii)	Min. 5 metres	3 metres
2.	Section 4.1.9.2 d) v)	Max. 3.1 metres	4.27 metres
3.	Section 4.3 a)	Max. 25%	80.6%
4.	Section 4.11 a) i)	No reduction to setback or increase in amount of gross floor area in a required yard.	Allow a deck to increase in size and encroach further into the front yard.

Public Participation

Public participation is encouraged. You may take part by:

1. Submitting comments to the Planning Department by email at planning@gbtownship.ca, by regular mail, or by using the drop box located beside the front doors at the Administration Centre.

2. Requesting a Zoom link to attend the public meeting online by contacting planning@gbtownship.ca.

3. Attending the public meeting in person at the Council Chambers.

4. Contacting the Township Planner, Derek Witlib, by email at dwitlib@gbtownship.ca or by phone at 705-538-2337, ext.236.

One week prior to the public meeting, the Planning Council Agenda and this application's Planning Services Report will be available at: https://georgianbay.civicweb.net/filepro/documents/240559/

Council's Decision

If you wish to be notified of the decision of the Council on the proposed ZBA, you must make a written request to the Clerk of the Township of Georgian Bay: clerks@gbtownship.ca.

Appeal

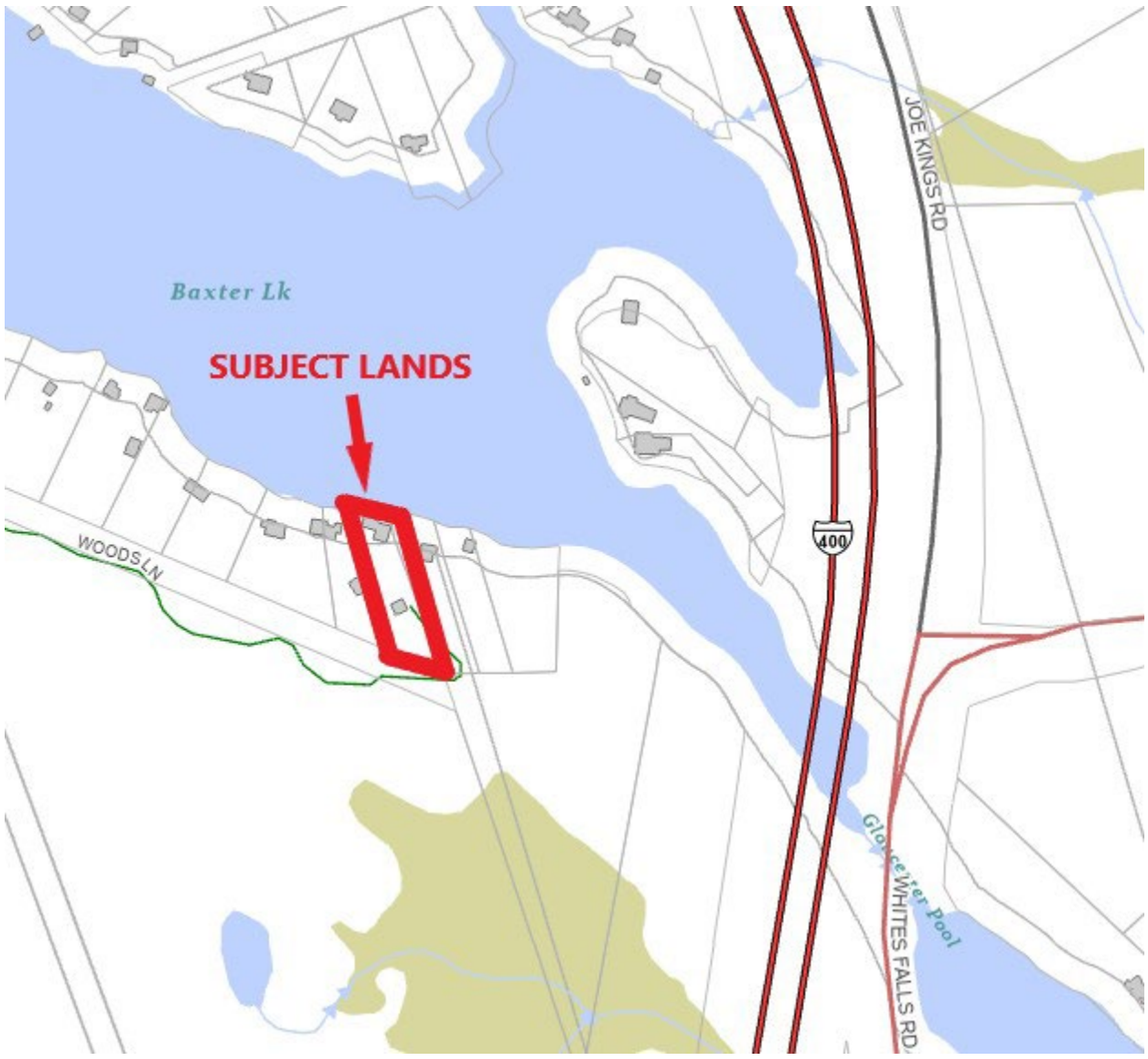
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Georgian Bay to the Ontario Land to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bay before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Georgian Bay before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

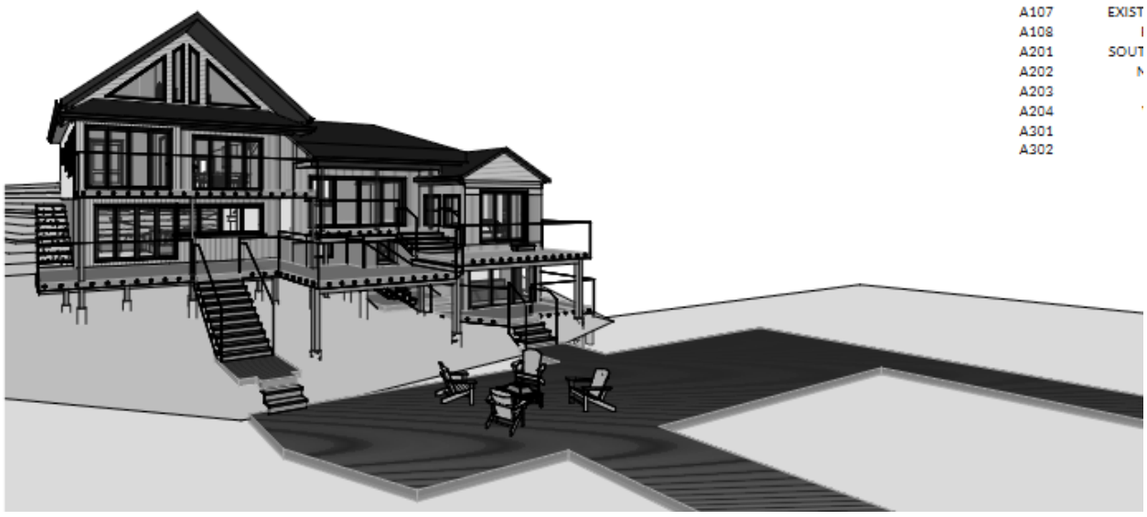
Dated this 5th day of November, 2026.

Karen Way
Clerk

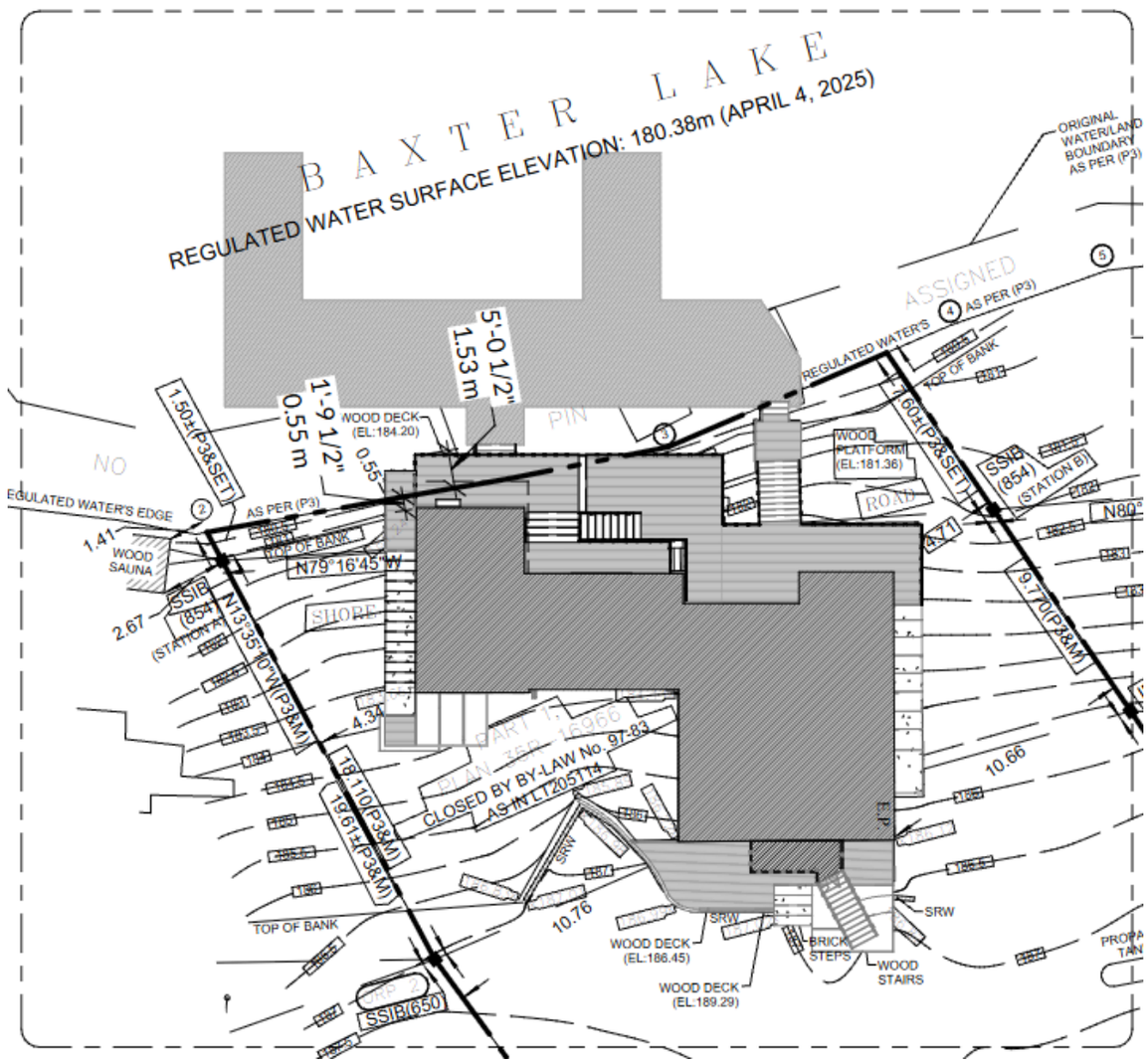
Key Map



Elevation



Site Plan



SITE PLAN LEGEND	
	EXISTING DWELLING FOOTPRINT
	PROPOSE ADDITION
	SODDED / SOFT LANDSCAPING
	WALKWAYS / INTERLOCKING
	ASPHALT / DRIVEWAY