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.:	**Z26-17**
Owner/Applicant:	**Frank & Angela Moeckel**
Date Complete:	**October 8, 2026**

Take notice that an application to Council has been submitted for a 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 **177 High Street**, as shown on the Key Map and Site Plan contained herein.

Hearing Date: December 8, 2026 @ 9:00am
Location: Council Chambers and online via Zoom

Purpose and Effect:

To re-zone approximately 6,070m² of the subject lands to a Residential Type Four Exception (R4-xx) Zone to implement a minimum 30-metre setback from the wetland feature, as required by a condition of approval associated with Consent Application B26-15.

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, Shania Wonfor, by email at swonfor@gbtownship.ca or by phone at ext.224.

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.

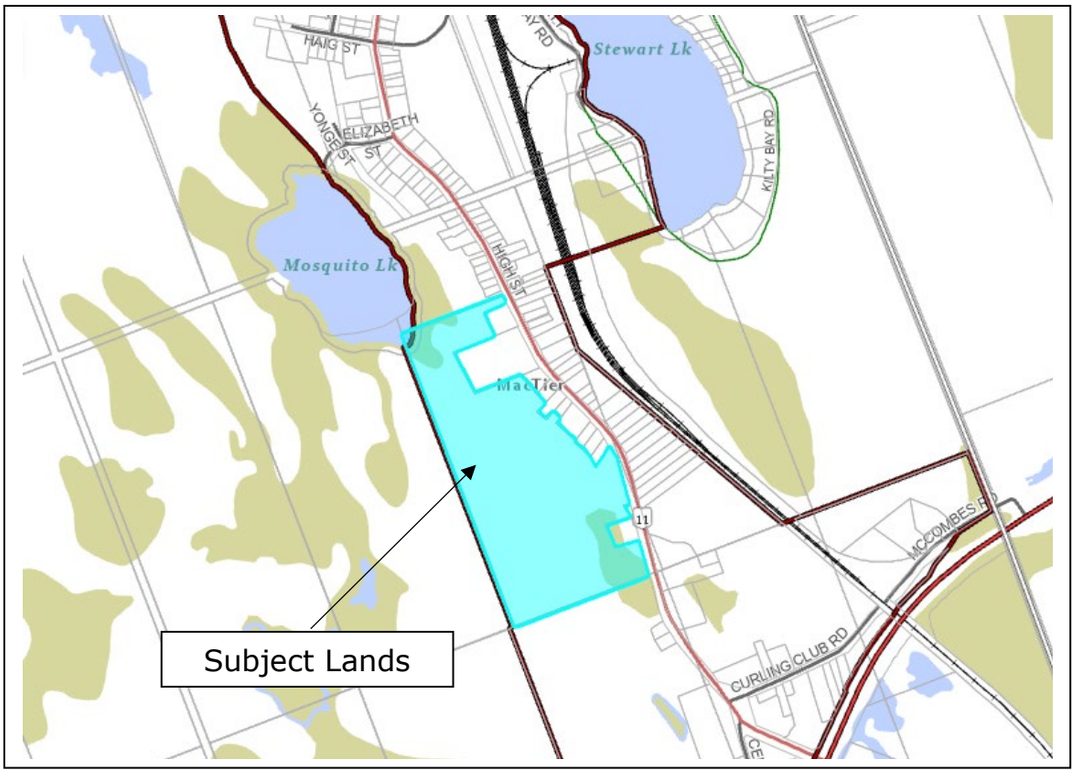
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Georgian Bay before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless,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

Dated this 6th day of November 2026.



Karen Way
Clerk

Key Map



Site Plan
(northern portion of subject lands to be rezoned)

