**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.:** | **Z26-15** |
| **Owner/Applicant:** | **Richard Krogh & Miroslav Lojkasek** |
| **Date Complete:** | **August 18, 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 **2 Island 2380 Georgian Bay**, 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 facilitate an 11.6 square metre expansion to a legal non-complying shoreline dwelling by rezoning the property from the Cognashene Shoreline Residential Island Exception Fifty-one (SRI7-51) Zone to a Cognashene Shoreline Residential Island Exception (SRI7-XX) Zone.

### Additional Information:

| Zoning By-law | Permitted |
|---|---|
| Table 7.8 – SRI7 Exceptions (SRI7-51 Zone) | Legally existing buildings and structures.<br><br>Maximum size of existing buildings and structures shall be as legally existed and legally constructed. |

### 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

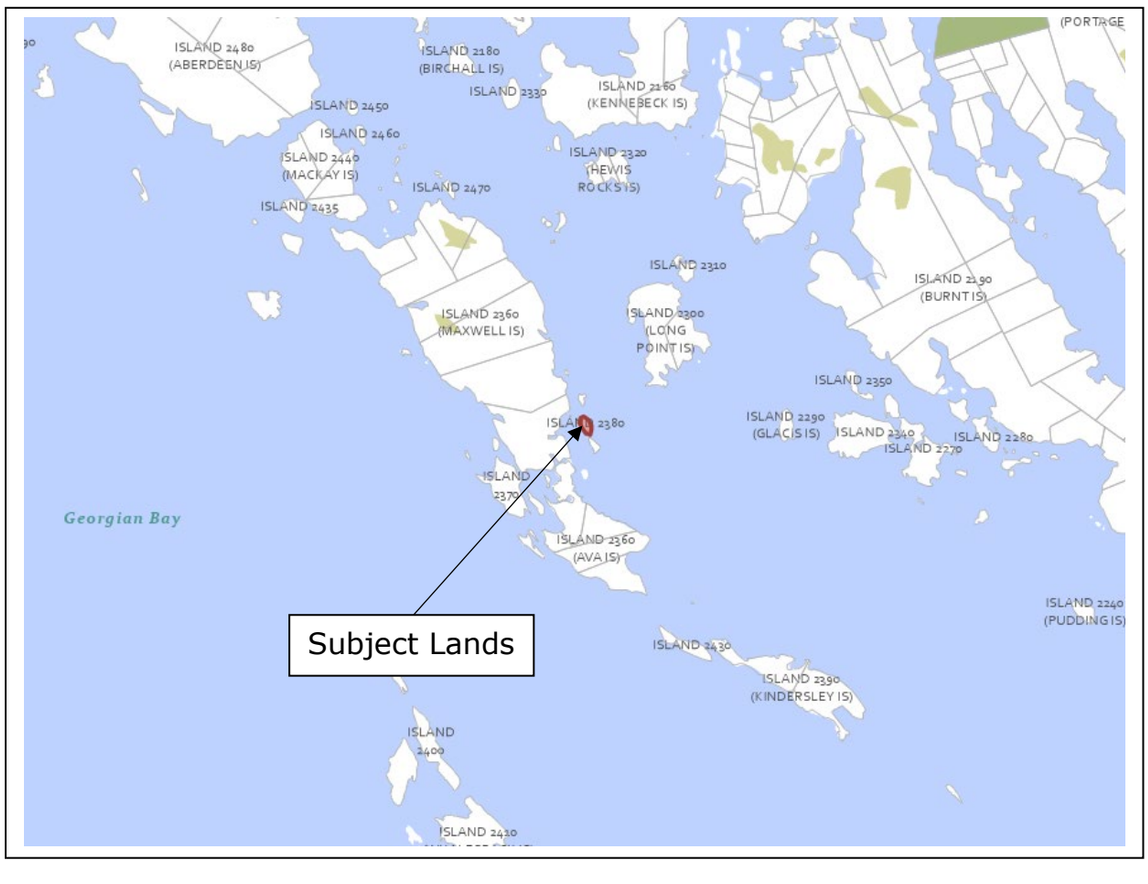
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Georgian Bay to the Ontario Land to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township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

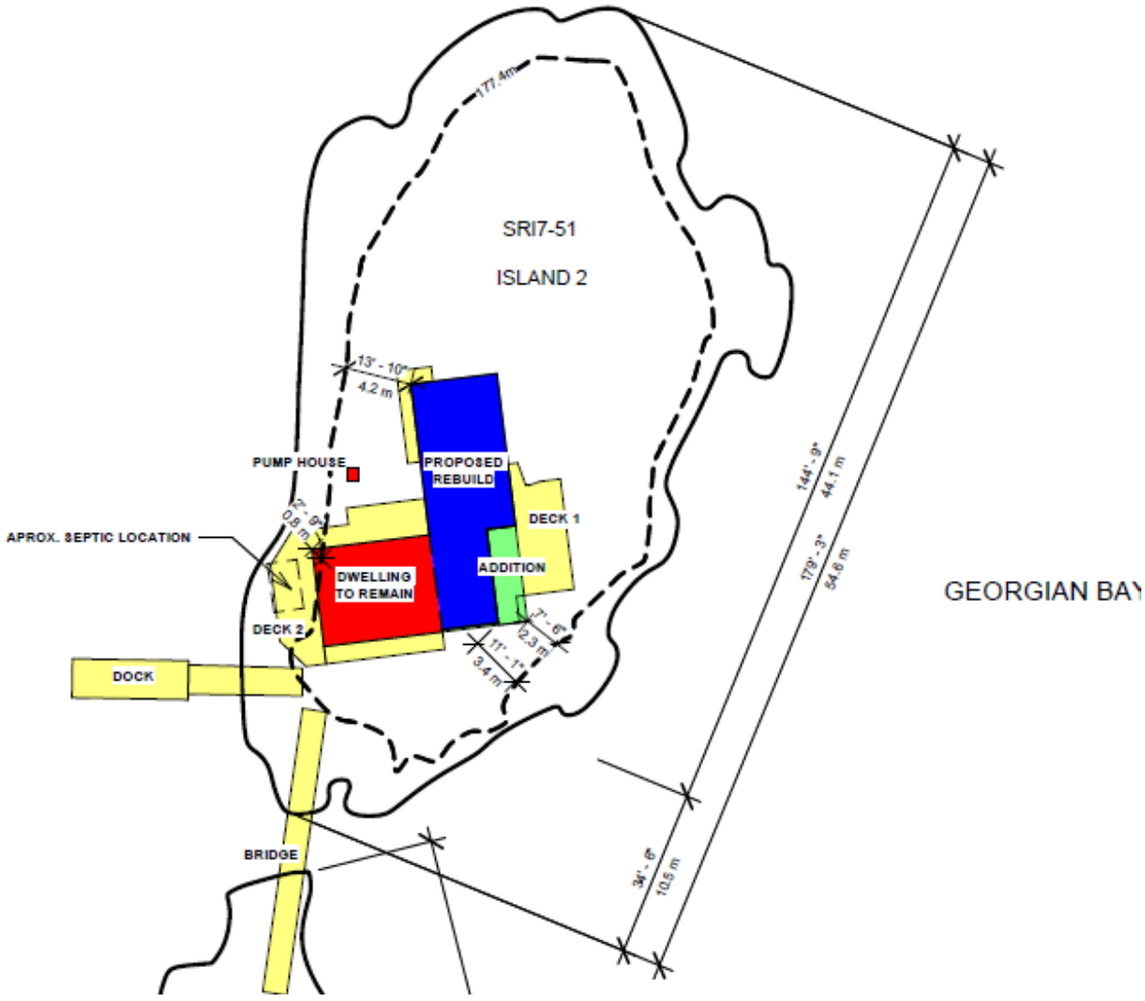
Dated this 5th day of November 2026.

Karen Way
Clerk

## Key Map



# Site Plan




| | |
|---|---|
| **LOT AREA (SRI7-51 ZONED AREA)** | **8114.70 sq.ft. / 753.88 sq.m.** |
| **EXISTING:** | |
| EXISTING DWELLING MAIN FLOOR: | 1178.74 sq.ft. / 109.51 sq.m. |
| EXISTING DWELLING SCREEN ROOM: | 116.18 sq.ft. / 10.79 sq.m. |
| *(EXISTING DWELLING GFA:* | *1294.92 sq.ft. / 120.30 sq.m.)* |
| EXISTING DWELLING DECK 1: | 358.91 sq.ft. / 33.34 sq.m. (less than 1.2m) |
| EXISTING DWELLING DECK 2: | 377.16 sq.ft. / 35.04 sq.m. (more than 1.2m) |
| EXISTING PUMP HOUSE: | 7.50 sq.ft. / 0.70 sq.m. |
| EXISTING DOCK: | 192.00 sq.ft. / 17.84 sq.m. |
| EXISTING BRIDGE: | 295.22 sq.ft. / 27.43 sq.m. |
| EXISTING WALKWAYS: | 154.36 sq.ft. / 14.34 sq.m. (less than 1.2m) |
| EXISTING LOT COVERAGE:<br>*** DOCKS & BRIDGE NOT INCLUDED IN LOT COVERAGE *** | 1677.58 sq.ft. / 156.02 sq.m.<br>= 20.70 % |
| **PROPOSED** | |
| DWELLING AREA TO BE DEMO'D: | 795.61 sq.ft. / 73.91 sq.m. |
| *(RETAINED DWELLING AREA:* | *499.31 sq.ft. / 46.39 sq.m.)* |
| DWELLING AREA TO BE REBUILT: | 795.61 sq.ft. / 73.91 sq.m. |
| PROPOSED ADDITION (NEW FLOOR AREA): | 124.85 sq.ft. / 11.6 sq.m. |
| PROPOSED LOT COVERAGE:<br>*** DOCKS NOT INCLUDED IN LOT COVERAGE *** | 1802.43 sq.ft. / 167.45 sq.m.<br>= 22.22 % |