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.:	**Z26-19**
Owner:	**Scott, Michelle & Theresa Smibert**
Applicant/Agent:	**Ouellet & Associates**
Date Complete:	**November 3, 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 **18342 Georgian Bay Shore**, as shown on the Key Map and Site Plan contained herein.

Hearing Date: December 8, 2025 @ 9:00am
Location: Council Chambers and online via Zoom

Purpose and Effect: To facilitate the expansion of a legal non-complying shoreline dwelling by increasing its gross floor area (GFA) by 82.05m², resulting in a total GFA of 139.15m², whereas only a 39.97m² expansion is permitted as-of-right. Although the proposed dwelling will remain below the maximum GFA of 144m² permitted in the SR2-43 Zone, the increase exceeds the expansion permitted for a legal non-complying shoreline dwelling. The Amendment would also permit a second sleeping cabin on the property, whereas only one is currently permitted; recognize reduced setbacks between the proposed sleeping cabin and dwelling (0.88m) and between the existing shed and dwelling (3.26m), whereas 5m is required; and permit a wood shelter/lean-to and sauna within the front yard, as well as a gazebo on a dock.

Additional Information:

Zoning By-law	Permitted	Proposed
4.11 e) iii) 1. GFA	70% increase (39.97m²)	143.69% increase (82.05m²)
4.13 Permitted Yard Encroachments - Porch	2m encroachment for setback of 18m	4.89m encroachment for setback of 15.11m
4.1.10 b) # of Sleeping Cabins	One (1) on lots 0.3 to 1ha in area	2
4.1.6 c) Accessory Building Separation	5m	0.88m (Sleeping Cabin 'B') 3.26m (Existing Shed)
4.1.5 c) iii) Accessory Building Front Yard	20m	6.3m (Storage/Wood Lean-To)
4.1.8.5 b) iii) Sauna Setback from High Water Mark	15m	1.29m
4.1.8.5 a) ii) & 4.1.9.2 e) iii) Gazebo Setback from High Water Mark	5m and not permitted on a dock	0m and on a dock

4.3 a) Shoreline Activity Area	Width – 25% (18.22m) Area – 25% (287.55m²)	Width – 51.54% (37.58m) Area – 5.15% (59.3m²) - complies

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

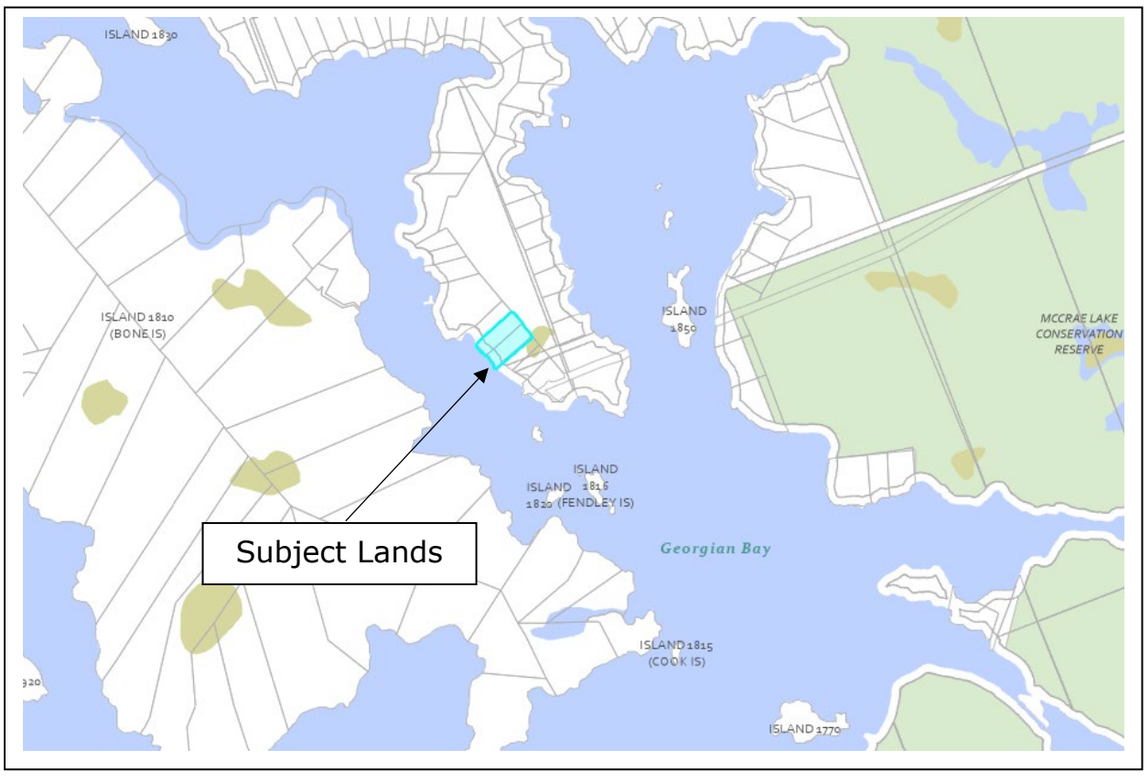
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Georgian Bay to the Ontario Land to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township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

