The Corporation of the Township of Georgian Bay

99 Lone Pine Road
Port Severn, ON
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www.gbtownship.ca

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

Application No.:	**O26-07 & Z26-18**
Owner:	**Anthony Seydel**
Applicant:	**The Jones Consulting Group Ltd.**
Agent:	**Amanda Newlove**
Date Complete:	**October 23, 2026**

Take notice that an application to Council has been submitted for an OPA to the Township of Georgian Bay Official Plan pursuant to Section 22 of the Planning Act, R.S.O. 1990, c. P.13, and 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 **120 Lake Road**, 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

O26-07: To introduce a site-specific policy following section F.3.3.1.3 in the Township of Georgian Bay Official Plan for the purpose of permitting an accessory building (in the form of a lighthouse storage building) more than two (2) stories plus a roof in height on the subject lands.

Z26-18: To rezone the subject lands to a Shoreline Residential Type One Exception (SR1-XX) Zone to permit an expansion to the existing dwelling, the construction of a boathouse with an increased height, and modifications to existing accessory buildings and structures requiring relief from the Zoning By-law, including setbacks, building heights, lot coverage, dock dimensions, and shoreline activity area requirements.

Additional Information:

Zoning By-law	Permitted	Proposed
6.3 SR1 Zone – Maximum Lot Coverage	7% (238.81m²)	14.8% (501.86m²)
4.3 a) Shoreline Activity Area	25% (area and width) of lands within 15m of shoreline	57% area 75% width
4.1.9.1 b) In-water Boathouse Height	3.5m	3.7m
4.1.8.5 a) # of Gazebos in Front Yard	1	3
4.1.8.5 a) iii) Gazebo Height	3.5m	Gazebo #1: 5.3m Gazebo #2: 4.7m Gazebo #3: 4m

4.1.5 c) i) Accessory Building Minimum Side Yard Setback	5m	Gazebo #3: 2.37m Free-standing deck (below Gazebo #3): 1.08m Storage Building #3: 1.04m Free-standing deck (below Storage Building #3): 0.56m
4.1.5 c) iii) Accessory Building Minimum Front Yard Setback	20m (SR1 Zone)	Storage Building #3: 1.01m
4.1.6 c) Accessory Building Separation	5m	Storage Building #2 (Lighthouse): 4.7m
4.1.3 a) Accessory Building Height	4.5m	Storage Building #2 (Lighthouse): 8.4m
4.1.9.2 c) ii) Dock Minimum Setback from Side Lot Line	5m	3.6m
4.1.9.2 d) v) Dock Width	3.1m	9.1m
4.1.9.2 d) v) Dock Projection or Length	15m	Projection: 16.6m Length: 22.7m

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 OPA, 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



Proposed Official Plan Amendment (text)

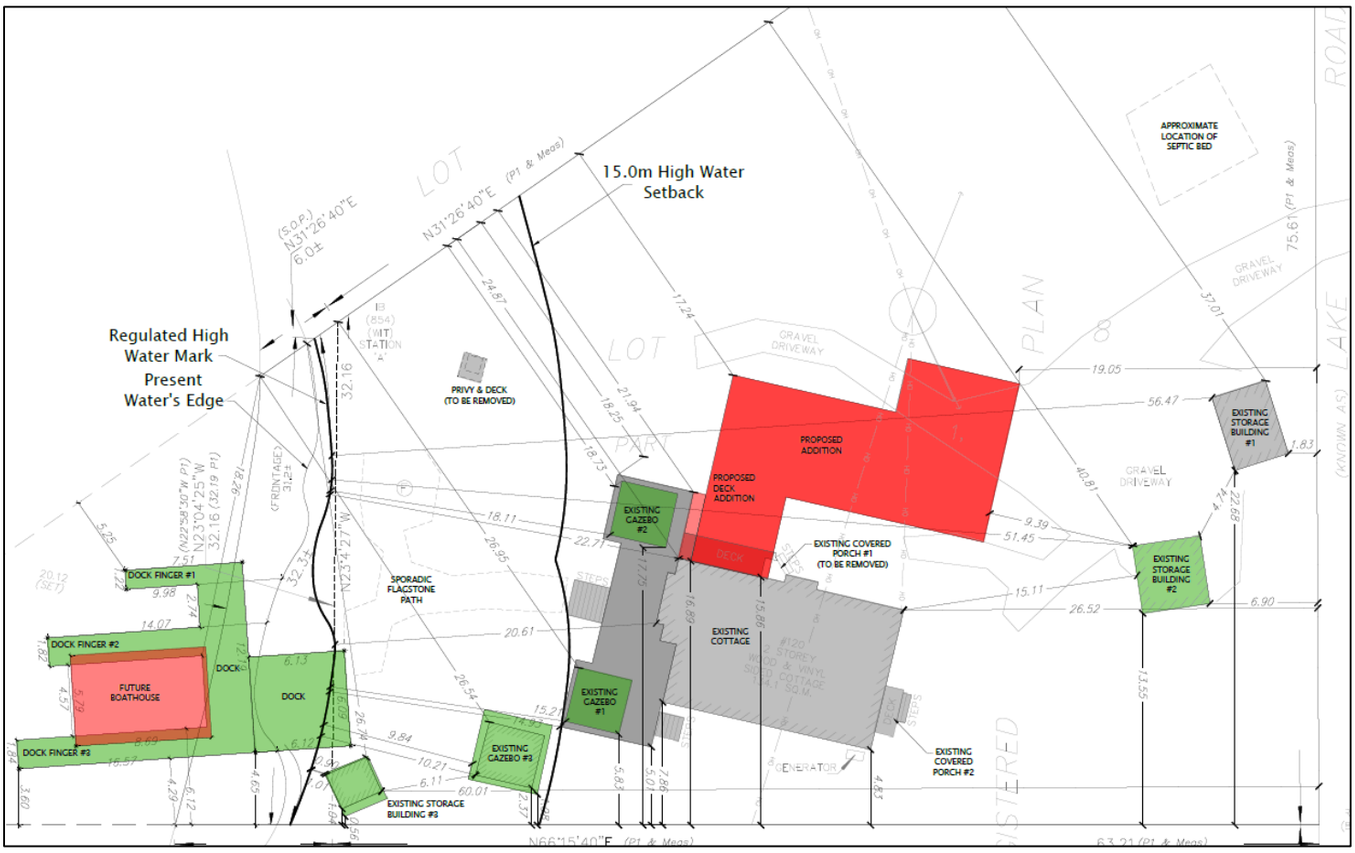
Section F.3.3.1.3 to the Official Plan is amended by adding the following text being the policies for the Site-Specific Policy Area:

a) **Site-Specific Policy Area**

The lands affected by policies in this Section are identified on Schedule A (Settlement Patterns). For greater certainty, the lands are also municipally known as 120 Lake Road and legally described as Lot 39, Registered Plan M-509, Geographic Township of Baxter, Township of Georgian Bay, District Municipality of Muskoka.

The lands in this Site-Specific Policy Area permit an accessory storage building to be three (3) storeys with a maximum building height of 8.4 metres.

Site Plan (partial)



LEGEND

Existing Structures – Legal
- i. Single Detached Dwelling and Attached Deck(s)
- ii. Privy and attached deck (To be Removed)
- iii. Existing Storage Building 1

Existing – Require Approval
- i. Existing Storage Building 2
- ii. Existing Gazebo 1
- iii. Existing Gazebo 2
- iv. Existing Gazebo 3
- v. Existing Storage Building 3
- vi. Dock

Proposed – Require Approval
- i. Proposed Boathouse
- ii. Proposed Addition to Dwelling
- iii. Proposed Addition to Attached Deck of Dwelling