



## GEORGINA

### THE CORPORATION OF THE TOWN OF GEORGINA NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**YOU ARE INVITED** to attend a Public Meeting on:

**Wednesday, March 4, 2026, at 7:00 p.m.**

**The meeting will be held in an electronic format as part of the transition associated with the move to the Replacement Civic Centre**

**Digital viewing: [Georgina.ca/CouncilAgenda](http://Georgina.ca/CouncilAgenda)**

**Digital or phone participation: Contact [Clerks@georgina.ca](mailto:Clerks@georgina.ca)**

**Please check the Town's website: [Georgina.ca/CouncilAgenda](http://Georgina.ca/CouncilAgenda) or contact the Development Planning Division closer to the meeting date to confirm whether an in-person option at the Civic Centre will also be available.**

*Please note that these applications, along with other matters, will be dealt with in the order that they appear on the agenda or as Council may determine.*

The Town of Georgina has received the following application(s) pursuant to the *Planning Act*.

#### APPLICATIONS FOR PLAN OF SUBDIVISION, ZONING BYLAW AMENDMENT AND TEMPORARY USE ZONING BYLAW AMENDMENT

<b><u>ADDRESS:</u></b>	<b>23143 Woodbine Avenue – see Key Map below</b>
<b><u>DESCRIPTION:</u></b>	<b>Part of Lot 3, Concession 4 (NG)</b>
<b><u>APPLICANT:</u></b>	<b>Innovative Planning Solutions Inc. (c/o Bishoi Shinoda)</b>
<b><u>WARD:</u></b>	<b>Ward 1 – Councillor Charlene Biggerstaff</b>
<b><u>FILE NUMBER(S):</u></b>	<b>SUB-2025-0001, ZBA-2025-0009 &amp; ZBA-2026-0002</b>

Plan of Subdivision, Zoning Bylaw Amendment and Temporary Use Zoning Bylaw Amendment applications have been submitted by Innovative Planning Solutions Inc., on behalf of Georgina Industrial Ltd., to facilitate the development of an industrial subdivision. The proposed Plan of Subdivision would create various blocks for future industrial/employment uses, a municipal road, a provincial highway extension, environmental protection and reserves.

The submitted Zoning Bylaw Amendment application requests to rezone a portion of the Subject Property from the Rural (RU) Zone to site-specific Business Park 2 Gateway (BP-2G-XX) and Business Park 3 (BP-3-XX and BP-3-YY) Zones. The requested site-specific zones mainly propose to introduce reduced parking rates, a Data Centre as a permitted use, and site-specific development standards.

The proposed Temporary Use Zoning Bylaw Amendment requests to permit outdoor storage on the Subject Property for a period of up to three (3) years.

A Key Map showing the location of the Subject Property is provided below. Copies of the proposed Plan of Subdivision and Temporary Use Concept Plan are attached.

**Town Files: SUB-2025-0001, ZBA-2025-0009 and ZBA-2026-0002. Direct inquiries to Shayne Connors, Senior Development Planner, at 905-476-4301 ext. 2450 or [sconnors@georgina.ca](mailto:sconnors@georgina.ca). Please reference the file number(s) in all communications.**

#### **ADDITIONAL INFORMATION:**

Information and material related to the application(s) are available upon request. For more information about this matter, including information on appeal rights, contact the above-noted planner. The staff report to be considered by Council will be available on February 25, 2026, upon request from the above-noted planner or online within the full Council Agenda at: [Georgina.ca/CouncilAgenda](http://Georgina.ca/CouncilAgenda)

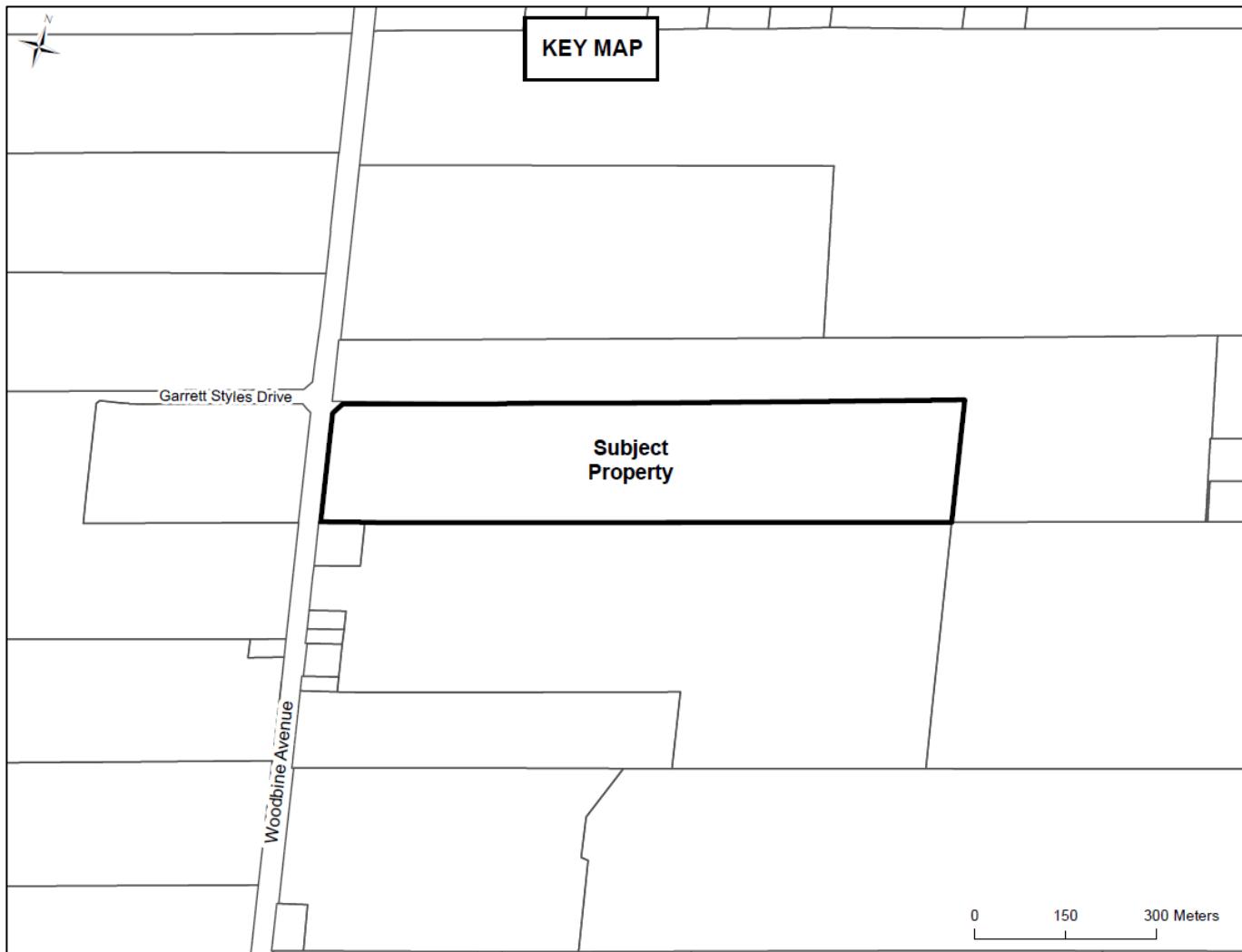
**DATED AT THE TOWN OF GEORGINA THIS 11<sup>th</sup> DAY OF FEBRUARY, 2026**

Town of Georgina address: 26557 Civic Centre Road, Keswick, ON, L4P 3G1



## GEORGINA

If you wish to be notified of the decision of the Town of Georgina on the proposed application(s), you must submit a Request to be Notified form to the above-noted planner.



### **PROVIDING COMMENT:**

Any person may make a written or verbal comment either in support or opposition to the application(s).

The Town is currently holding virtual Council meetings on the ZOOM platform as part of the transition associated with the move to the Replacement Civic Centre. If you want to provide verbal comments by phone or digitally, submit a Request to Speak form to the Town Clerk ([clerks@georgina.ca](mailto:clerks@georgina.ca)) via email, mail or in person no later than noon on the last business day before the Public Meeting to pre-register. Participation instructions will be provided. Provide speaker notes and/or written questions for Council with the form.

The [Request to be Notified](#) and [Request to Speak](#) forms are available at: [Georgina.ca/participate](http://Georgina.ca/participate)

Send written comments to the above-noted planner. Include your name, phone number, and address for contact purposes. Written comments should be provided to the above-noted planner by the last business day prior to the scheduled Public Meeting.

- i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Town of Georgina to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Georgina before the proposed by-law is passed, the person or public body is not entitled to appeal the decision.
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Georgina before the proposed 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 add the person or public body as a party.

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26557 Civic Centre Rd.  
Keswick, Ontario L4P 3G1  
905-476-4301

## GEORGINA

### **NOTICE OF COLLECTION OF PERSONAL INFORMATION:**

Personal information collected in response to this planning notice or in relation to this application will be used to assist Town Staff and Council to process the applications and make a decision on this matter. Such personal information is collected under the authority of the *Municipal Act*, the *Municipal Freedom of Information and Protection of Privacy Act*, the *Planning Act*, and all other relevant legislation, and will become part of the public record, may be viewed by the general public, and may be published in a Planning Report and Council Agenda. Questions about this collection may be directed to the Town Clerk, Rachel Dillabough, at 905-476-4305, ext. 2223, or by email to [rdillabough@georgina.ca](mailto:rdillabough@georgina.ca).

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# GEORGINA

26557 Civic Centre Rd.  
Keswick, Ontario L4P 3G1  
905-476-4301



## DRAFT PLAN OF SUBDIVISION

23143 Woodbine Ave.,  
Town of Georgina  
York Region

PT LT 3 CON 4 AND 5 IN IR 28810  
EXCEPT EASEMENT THEREIN AND  
EXCEPT PT. PL 029 & PTs 1, 2, 3 & 4 SERVING  
ST. NO 1350E & R 90237,  
GEORGINA

Scale:  
1:125,000  
100m  
1000m

### LEGEND

- SUBJECT LANDS
- FLOODPLAIN
- PROPOSED FLOODLINE LIMITS
- 100m EMERGENCY OVERFLOW EASEMENT

### LAND USE SCHEDULE

Land Use	Block No.	Block (Ha.)
RESIDENTIAL	1-7	7.17
NONRESIDENTIAL	8	1.198
AGRICULTURE	9	1.198
AGRICULTURE (EXCLUDED)	10	1.200
OTHER LAND OWNED BY APPLICANT	11	1.200
NOT RESIDENTIAL	12-13	2.000
RESIDENTIAL	14	3.000
TOTAL		20.000

### OWNERS CERTIFICATE

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO MEASURE THIS DRAFT APPROVAL, AND TO SUBMIT SAME TO THE TOWN OF GEORGINA FOR APPROVAL.

DATE: 5.10.2025  
S. GOONWARDENA  
INNOVATIVE PLANNING LTD., O.S.

### SCHEDULE OF REVISIONS

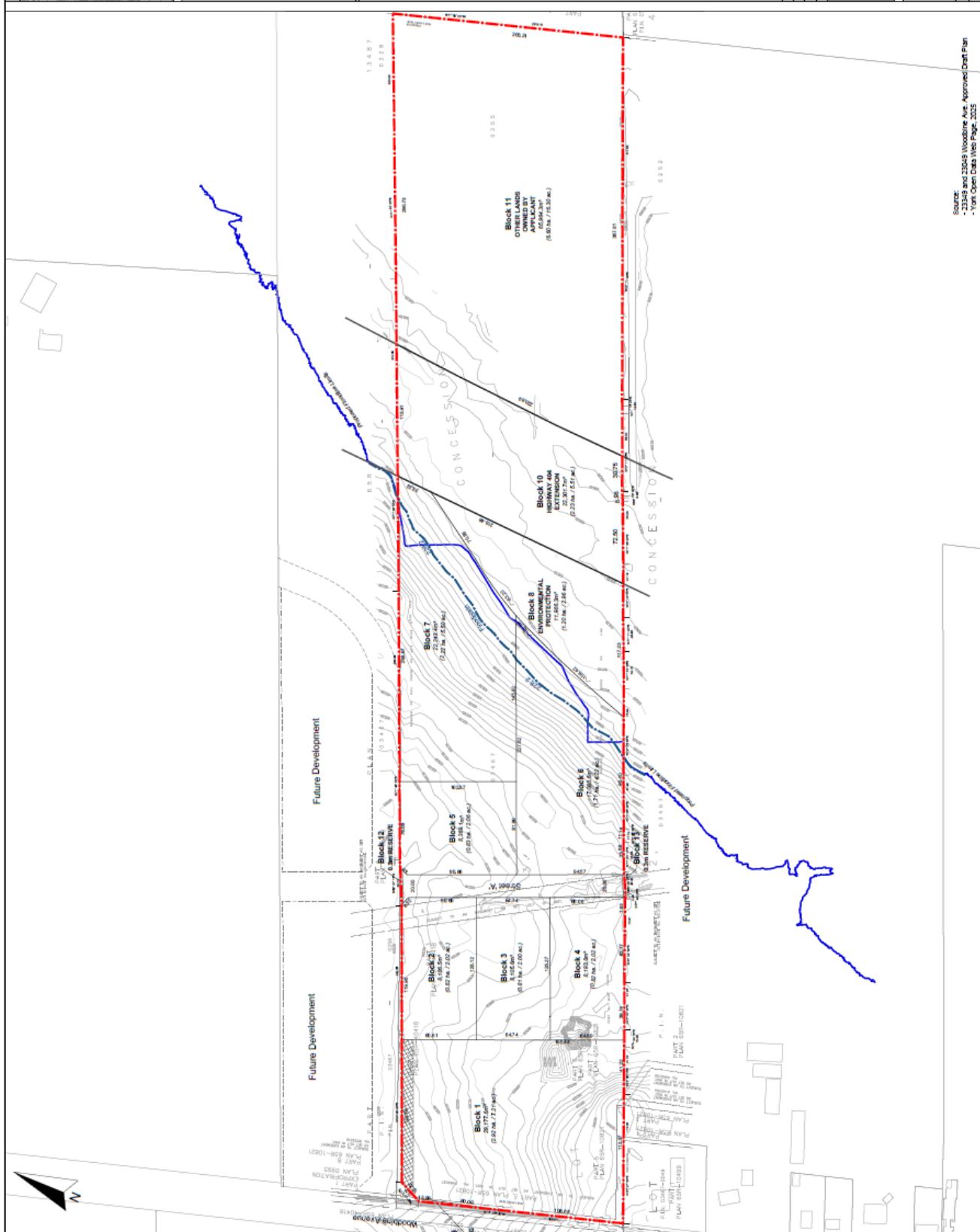
Date	1st Submission	B.H.
JULY 9, 2025	Nov 26, 2025 Accepted Proposed Floodline Limits	B.H.

### ADDITIONAL INFORMATION REQUIRED UNDER SECTION 5(1) OF THE PLANNING ACT

1. INNOVATIVE PLANNING LTD.  
2. INNOVATIVE PLANNING LTD.  
3. INNOVATIVE PLANNING LTD.  
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**IPS**  
INNOVATIVE PLANNING SOLUTIONS  
PLANNERS - PROJECT MANAGERS - LAND DEVELOPERS  
REF ID: 00000000000000000000000000000000

Source:  
- 2343 and 2349 Woodbine Ave. Approved Draft Plan  
- Town Open Data Web Page, 2025

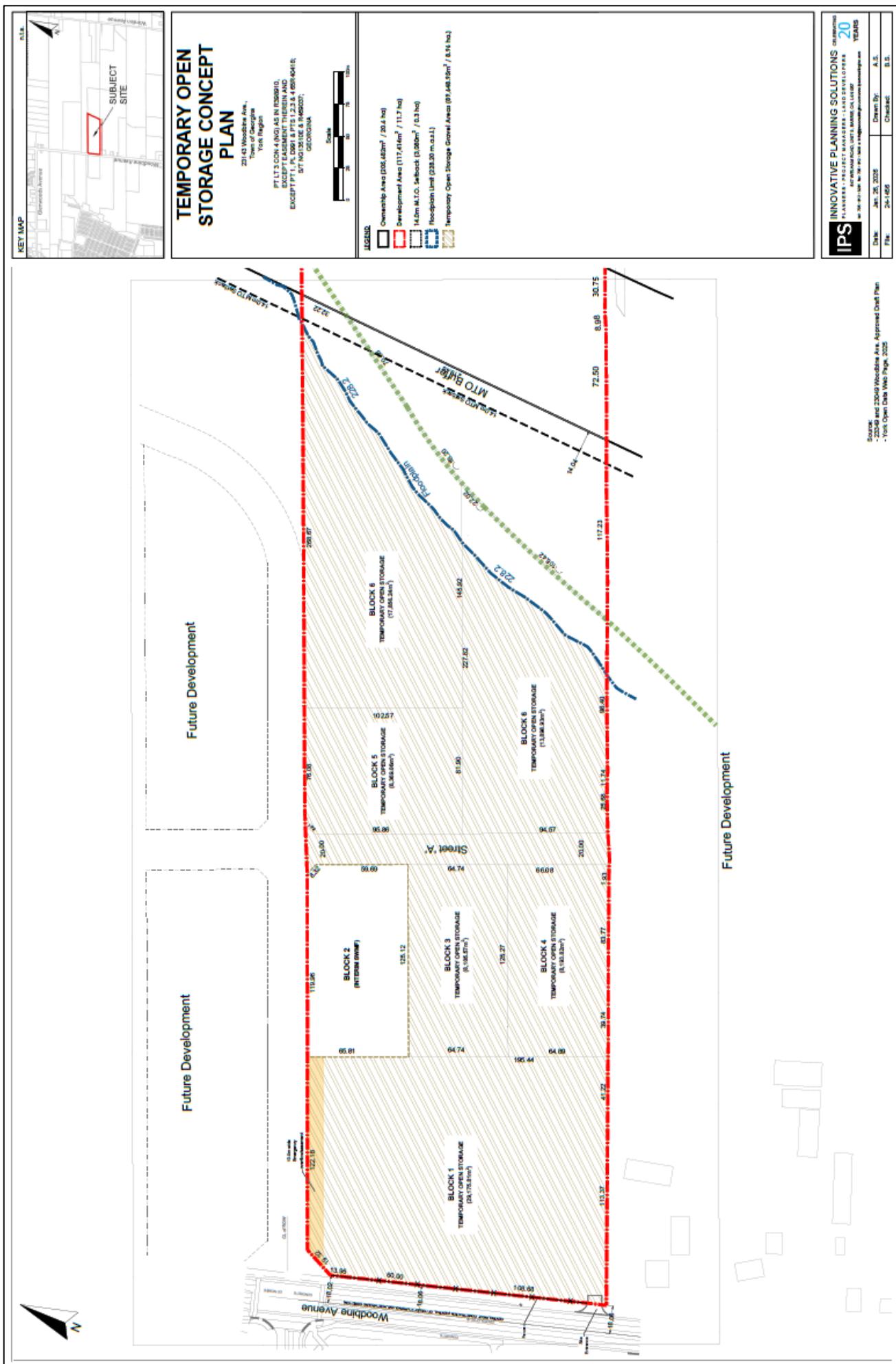


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