

THE CORPORATION OF THE TOWN OF GEORGINA NOTICE OF COMPLETE APPLICATION

The Town of Georgina has received the following application pursuant to the *Planning Act*. Town Council will be considering this application at a future public meeting, the date and time of which will be published on the Town of Georgina website.

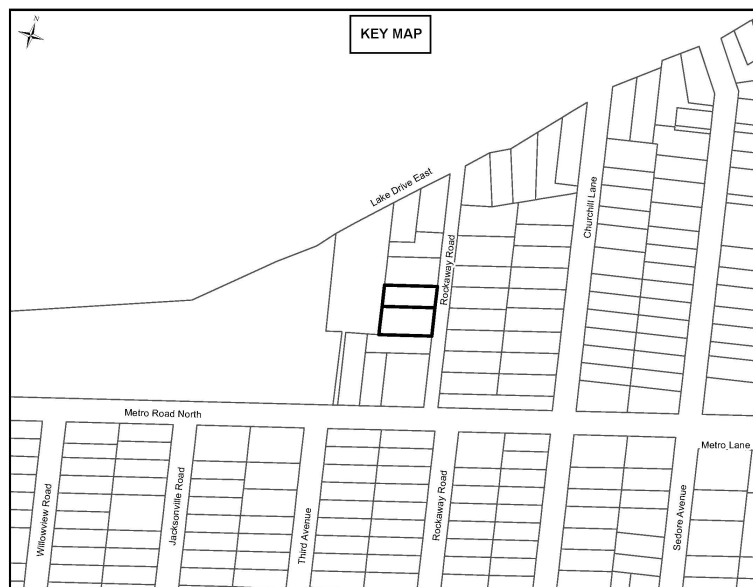
<u>ADDRESSES:</u>	810 and 812 Rockaway Avenue
<u>LEGAL DESCRIPTION:</u>	Lots 5 & 6 and Part Lot 7, Plan 126
<u>APPLICANT:</u>	Magnolia Fine Homes & Domenica Masciarelli
<u>FILE NO.:</u>	OPA-2025-0006
<u>WARD COUNCILLOR:</u>	Ward 3 (Councillor Dave Neeson)

An Official Plan Amendment application has been submitted by Michael Smith Planning on behalf of Magnolia Fine Homes and Domenica Masciarelli, to facilitate a consent application (for severance) to divide the subject properties into three (3) residential building lots with proposed lot frontages of 14.23 metres and areas of 640 metres square.

The property is designated 'Serviced Lakeshore Residential Area' in the Official Plan. An Official Plan Amendment application is required as the proposed severance does not conform to Section 11.4.2.8 (e) of the Official Plan, which provides the minimum lot frontage and area requirements in the 'Serviced Lakeshore Residential Area' designation.

The associated Consent application has not been submitted at this time and will be submitted to the Town pending approval of this Official Plan Amendment application.

A key map showing the location of the subject property is provided below and the proposed site plan is attached. **Town File No.: OPA-2025-0006; Direct inquiries to Brittany Dobrindt Planner II, at (905) 476-4301 ext. 2442 or bdobrindt@georgina.ca. Please reference the File Number in all communications.**



DATED AT THE TOWN OF GEORGINA THIS 10th DAY OF FEBRUARY, 2026

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

ADDITIONAL INFORMATION:

Additional information and/or material related to the proposal, including the proposed Zoning By-law Amendment, is available upon request. For more information about this matter, including information about preserving your appeal rights, please contact the Planner assigned to the file, as noted above. If you wish to be notified of the decision of Town Council for the submitted application, you must make a written request to the Town of Georgina.

PROVIDING COMMENT:

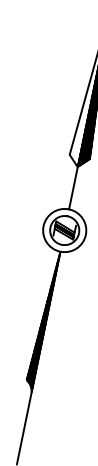
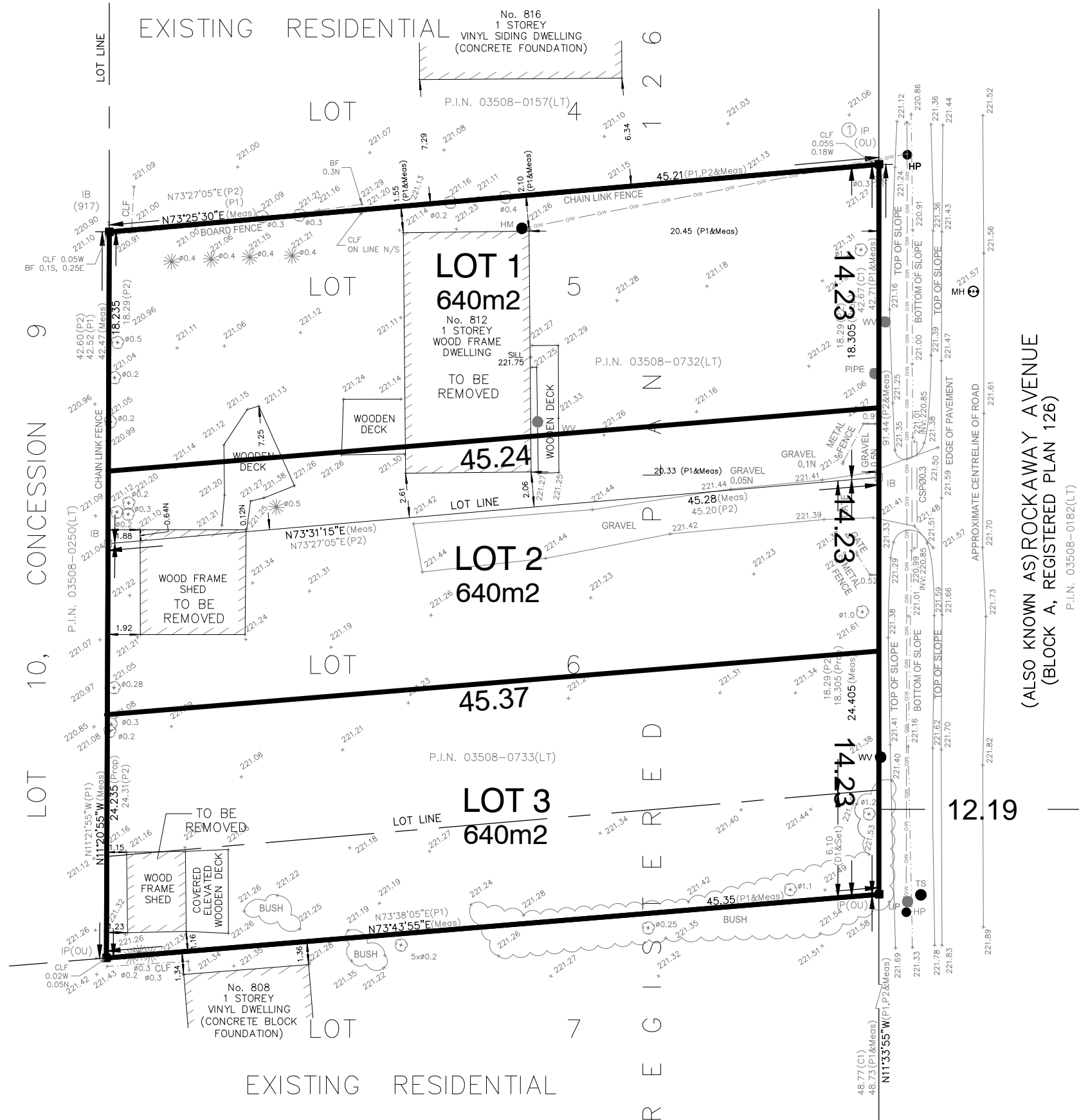
Written comments should be mailed or emailed to the Planner noted above. Please ensure you include your name and address for record-keeping purposes and so that you may be contacted if necessary.

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 application 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.

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EXISTING RESIDENTIAL



LOT 5, LOT 6 AND PART OF LOT 7
REGISTERED PLAN 126
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

