



# GEORGINA

## THE CORPORATION OF THE TOWN OF GEORGINA NOTICE OF PUBLIC MEETING

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

**April 15, 2026, at 7:00 p.m.**

The meeting will be held in a hybrid format (digitally and in-person)  
In-person attendance: Council Chambers at 26557 Civic Centre Road, Keswick  
Digital viewing: [Georgina.ca/CouncilAgenda](https://www.georgina.ca/CouncilAgenda)  
In-person, digital or phone participation: Contact [Clerks@georgina.ca](mailto:Clerks@georgina.ca)

*Please note that this application, 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 received the following application(s) pursuant to the *Planning Act*.

### APPLICATION FOR OFFICIAL PLAN AMENDMENT

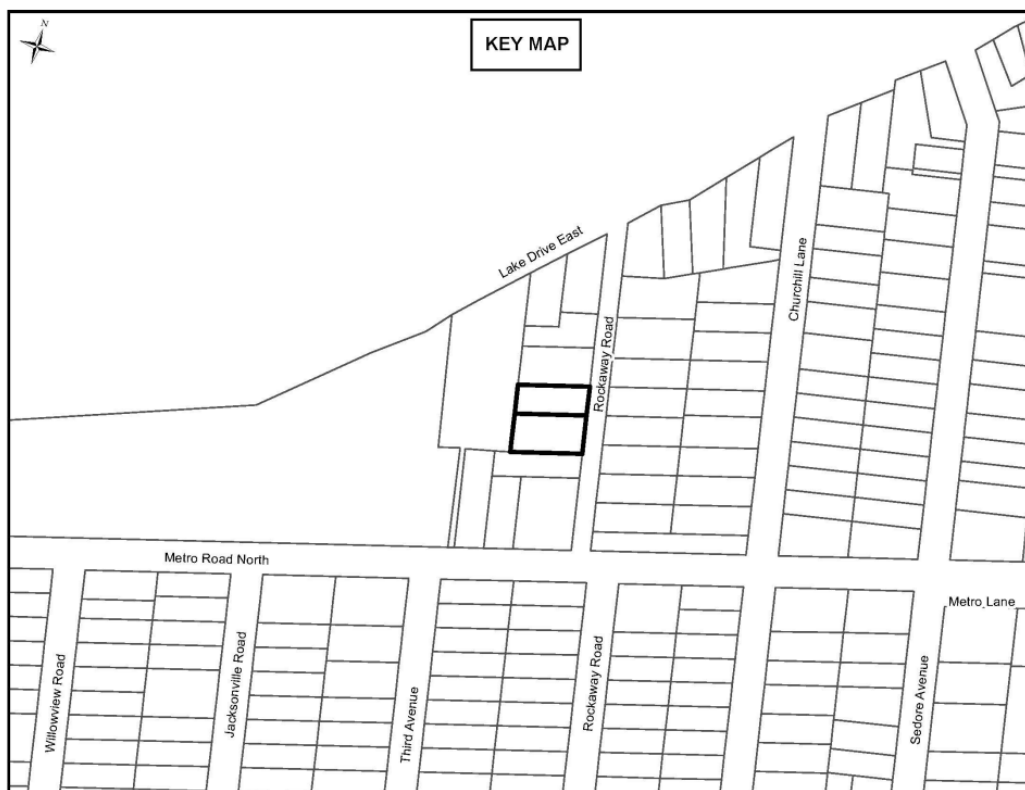
**ADDRESSES:** 810 and 812 Rockaway Avenue  
**LEGAL DESCRIPTION:** Lots 5 & 6 and Part Lot 7, Plan 126  
**APPLICANT:** Magnolia Fine Homes and D. Masciarelli  
**FILE NO.:** OPA-2025-0006  
**WARD COUNCILLOR:** Ward 3 (Councillor Dave Neeson)

An Official Plan Amendment application has been submitted by Michael Smith Planning; Development Coordinators Ltd. on behalf of Magnolia Fine Homes and D. 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 effect of this amendment would be to permit the creation of one (1) additional lot, for a total of three (3) lots.

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](mailto:bdobrindt@georgina.ca). Please reference the File Number in all communications.**



DATED AT THE TOWN OF GEORGINA THIS 20<sup>th</sup> DAY OF MARCH, 2026



# GEORGINA

## **ADDITIONAL INFORMATION:**

Information and material related to the application(s) is available upon request. For more information about this matter, including information appeal rights, contact the above-noted planner.

The staff report to be considered by Council will be available on April 9, 2026 upon request from the above-noted planner or online within the full Council Agenda at: [Georgina.ca/CouncilAgenda](http://Georgina.ca/CouncilAgenda)

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

The Council meeting will be held in a hybrid format (digitally and in-person). Attendance is possible digitally, via phone or in-person.

If you want to provide comment in-person, 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 meeting to pre-register. Participation instructions will be provided. Provide speaker notes and/or written questions for Council with the form.

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

## **PROVIDING COMMENT:**

Any person may make written or verbal comment on the application(s). Send written comments to the above-noted planner. Include your name, phone number, and address for contact purposes.

- i) Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition to the applications. Written comments should be emailed/mailed to the Planner noted above. Please ensure you include your name and address so that you may be contacted if necessary and include your acknowledgement regarding the collection of personal information as noted below.
- ii) If a person or public body would otherwise have an ability to appeal the decision 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 official plan amendment / zoning by-law amendment are adopted, the person or public body is not entitled to appeal the decision.
- iii) 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 official plan amendment / zoning by-law amendment are adopted, 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.

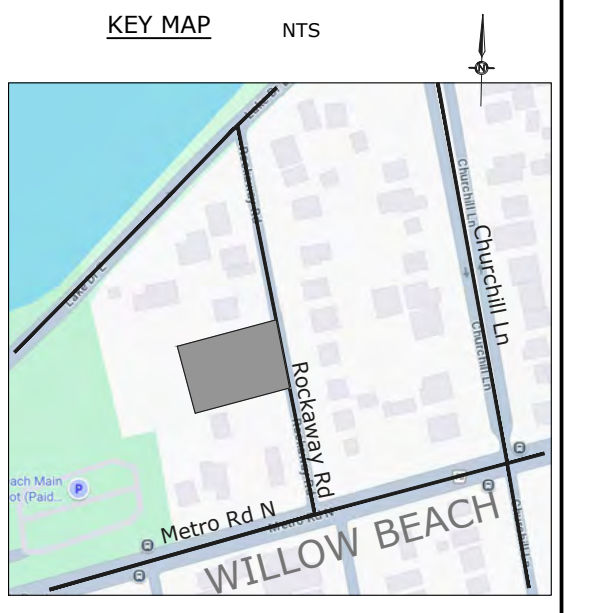
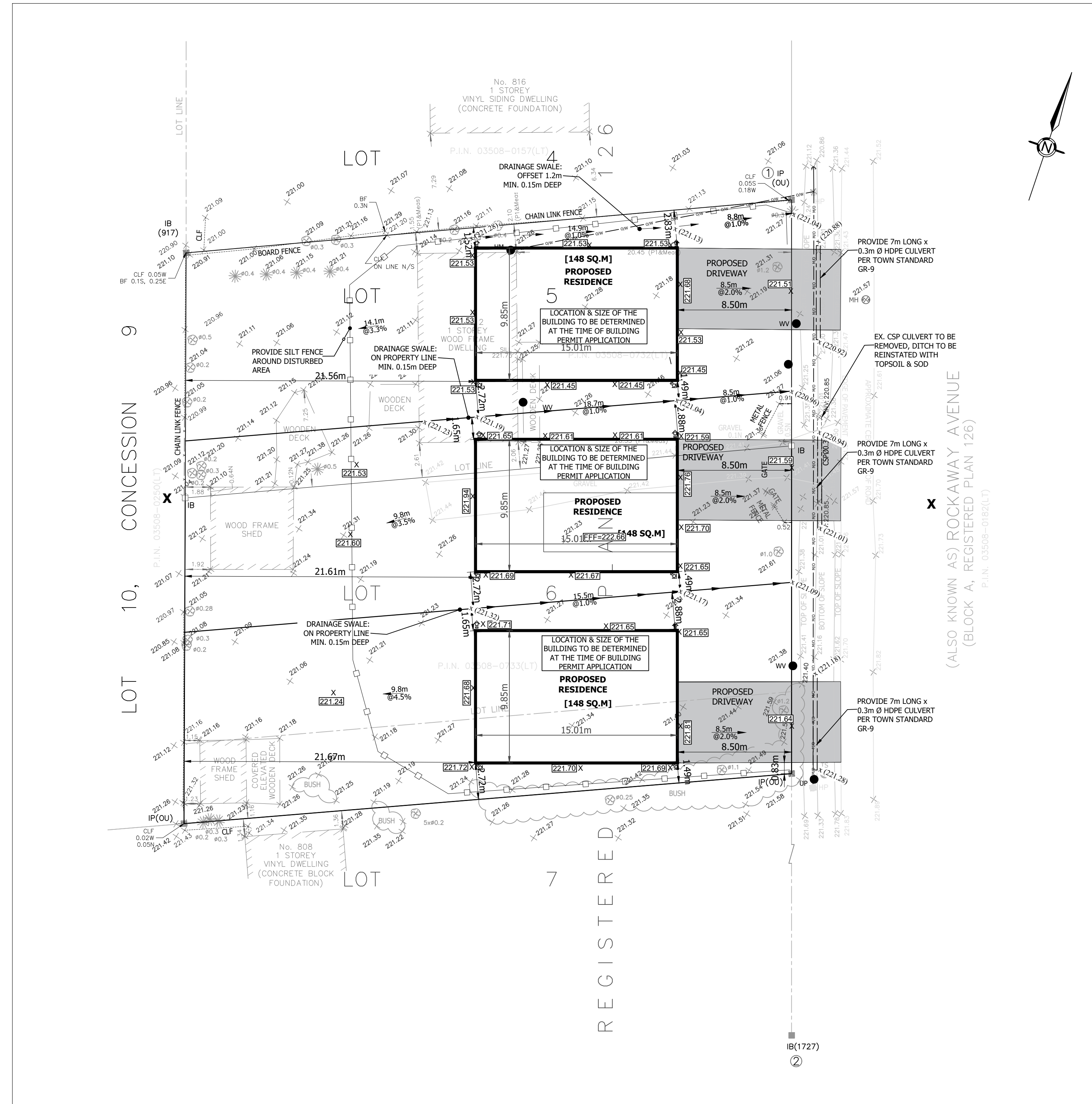
## **NOTICE OF COLLECTION OF PERSONAL INFORMATION:**

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).

GENERAL NOTES:

1. ALL SETBACKS AND ELEVATIONS TO BE CONFIRMED BY O.L.S. PRIOR TO PLACING ANY CONCRETE;
2. CONTRACTOR SHALL VERIFY BUILDING ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE FOUNDATION WORKS;
3. ALL GRADING TO BE COMPLETED IN STRICT ACCORDANCE WITH THE APPROVED PLAN. THE TOWN WILL BE CONSULTED PRIOR TO ANY CHANGES BEING MADE TO THE SITE GRADING. A REVISED PLAN OR AS-BUILT DRAWING MAY BE REQUIRED AT THE DISCRETION OF THE TOWN;
4. ALL DISTURBED AREAS SHALL BE RESTORED WITH 150MM TOPSOIL AND STABILIZED WITH SEED OR SOD;
5. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE PRIOR TO CONSTRUCTION, AND MAINTAINED FOR THE DURATION OF THE PROJECT;
6. DRAINAGE SWALES SHALL HAVE A MINIMUM DEPTH OF 0.15M AND ALL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 3:1;
7. SURFACE AND ROOF RUNOFF SHALL BE DIRECTED AS DETAILED;
8. THE CONSULTANT'S FINAL LOT GRADING CERTIFICATE IS REQUIRED TO BE PROVIDED PRIOR TO THE TOWN'S FINAL INSPECTION AND DEPOSIT RELEASE.

SITE GRADING PLAN



- LEGEND
- EXISTING ELEVATIONS
  - SWALE ELEVATIONS
  - PROPOSED ELEVATIONS
  - ROOF DOWNSPOUTS
  - SWALE DIRECTIONS
  - SURFACE DRAINAGE DIRECTIONS
  - HYDRO POLE
  - EXISTING TREE

SEE DWGS. SER-1 & SET-2 FOR SERVICING PLAN AND DETAILS

REFERENCE:  
 - TOPOGRAPHIC SURVEY BY DELPH & JENKINS NORTH LTD.  
 - SEVERANCE SKETCH BY MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.



LOT 5, LOT 6 AND PART OF LOT 7  
 REGISTERED PLAN 126  
 810 & 820 ROCKAWAY ROAD  
 TOWN OF GEORGINA

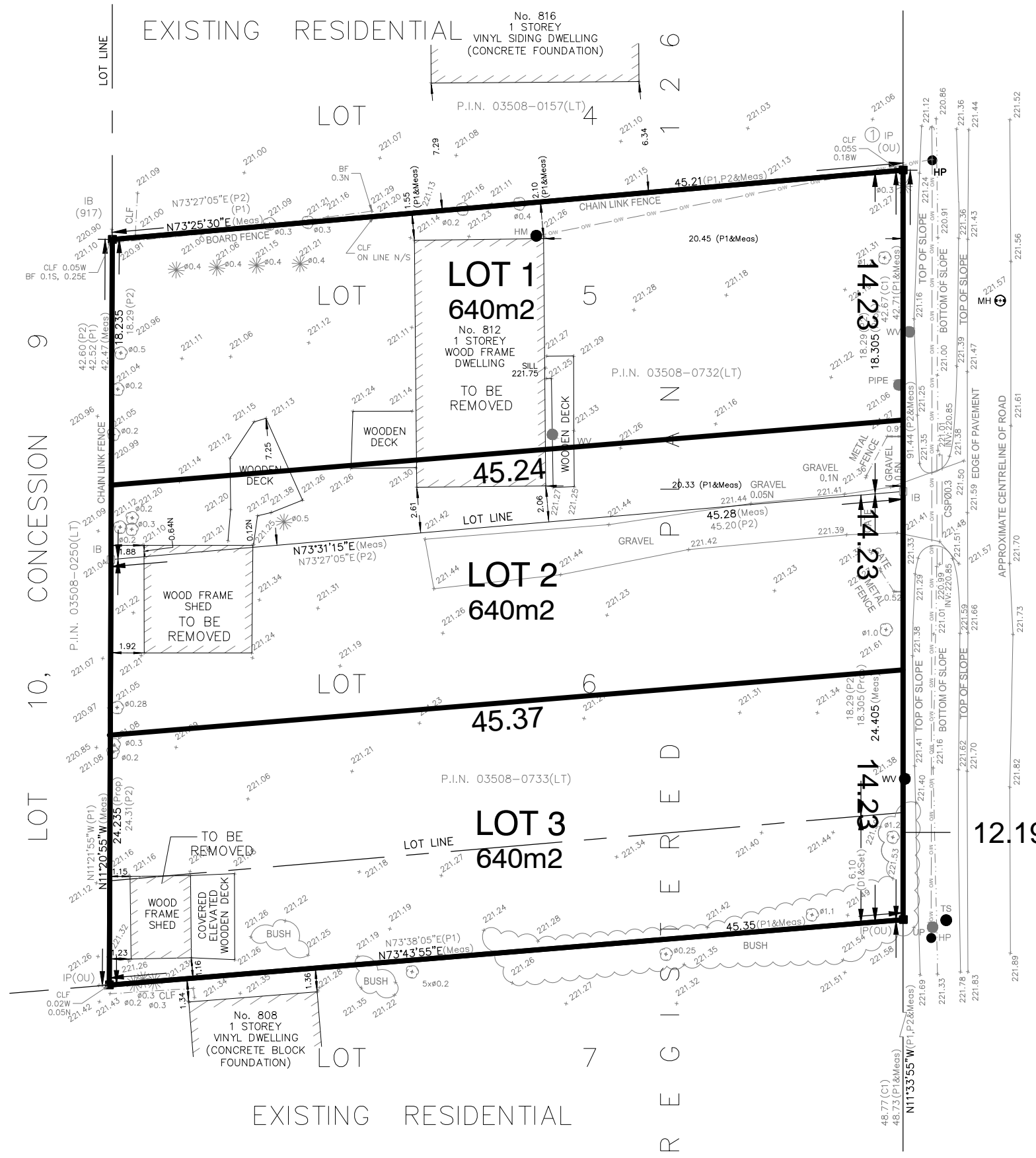
SITE GRADING PLAN

**BJH Engineering Ltd.**  
 #25944 WOODBINE AVENUE,  
 KESWICK, ONT L4P 0L1  
 phone: 1.888.530.0699  
 email: bjhongconsulting@gmail.com  
 www.bjhengineering.ca

PROJECT NO.: **25-2377**  
 DRAWING NO.: **GP-1**  
 Date: AUG 2025  
 Scale: 1 : 200  
 Designed By: BH  
 Drawn By: BH

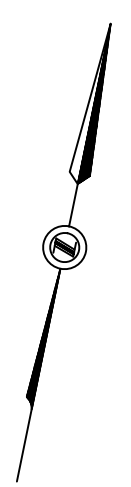
EXISTING RESIDENTIAL

LOT 10, CONCESSION 9



(ALSO KNOWN AS) ROCKAWAY AVENUE  
(BLOCK A, REGISTERED PLAN 126)

P.I.N. 03508-0182(LT)



EXISTING RESIDENTIAL



Subject Lands - 1920m2

SEVERANCE PLAN  
GIANCARLO MASCIARELLI

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

SCALE: 0m 5m 10m

METRIC: DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND ARE TO BE CONSIDERED AS SUCH UNLESS OTHERWISE SPECIFIED.

No.	Revisions	Date
1		
2		
3		
4		
5		
6		
7		

**Michael Smith** PLANNING CONSULTANTS  
DEVELOPMENT COORDINATORS LTD.

Drawn by: **VT** Date: **JANUARY 10, 2025** Drawing Number:  
 Checked by: **M.R.E.S.** Scale: **1476-00**  
 Approved by: **M.R.E.S.**