



GEORGINA

NOTICE OF COMPLETE APPLICATION ZONING BYLAW AMENDMENT FOR A SURPLUS FARM DWELLING

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

ADDRESS: 3992 Baseline Road
LEGAL DESCRIPTION: Con 9 Part Lot 12
APPLICANT: HCF Investment Ltd
FILE NO.: ZBA-2025-0008
WARD COUNCILLOR: Ward 3 (Councillor Dave Neeson)

A Zoning Bylaw Amendment application has been submitted by Michael Smith Planning Consultants, on behalf of HCF Investments Ltd., to rezone the subject property from 'Rural Countryside (RU-C)' and 'Environmental Protection (EP)' to 'Site-Specific Rural Countryside (RU-C-XX)' and 'Site-Specific Environmental Protection (EP-XX)'.

The purpose and effect of the application is to facilitate the severance of a surplus farm dwelling as a result of a farm consolidation by prohibiting residential uses on the retained lands to ensure that the lands are used for agricultural purposes.

The related Consent Application (CON-2025-0013) was conditionally approved by the Committee of Adjustment on January 19, 2026. One of the conditions of this approval is that a zoning bylaw amendment to prohibit residential uses on the retained lands must be approved before the new lot can be created.

Pursuant to Bylaw Number 2026-0026 (PL-2), as amended, Council has delegated decision-making authority to the Director of Development Services and implemented alternate notice measures respecting certain minor zoning bylaw amendments. A Public Meeting will not be held for this application. The earliest date on which a decision can be made on this application is June 12th, 2026.

A key map showing the location of the subject property is provided on the next page. A copy of the proposed draft amending bylaw Schedule 'A' and provisionally approved consent sketch are attached.

ADDITIONAL INFORMATION:

Additional information and/or material related to the proposal 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 below. If you wish to be notified of the decision for the submitted application, you must make a written request to the Town of Georgina.

Town File No.: ZBA-2025-0008; Please reference the File Number in all communications.

Contact: Monika Sadler, Planner I, at 905-476-4301 ext. 2370 or msadler@georgina.ca;
Please copy planning@georgina.ca on all correspondence.

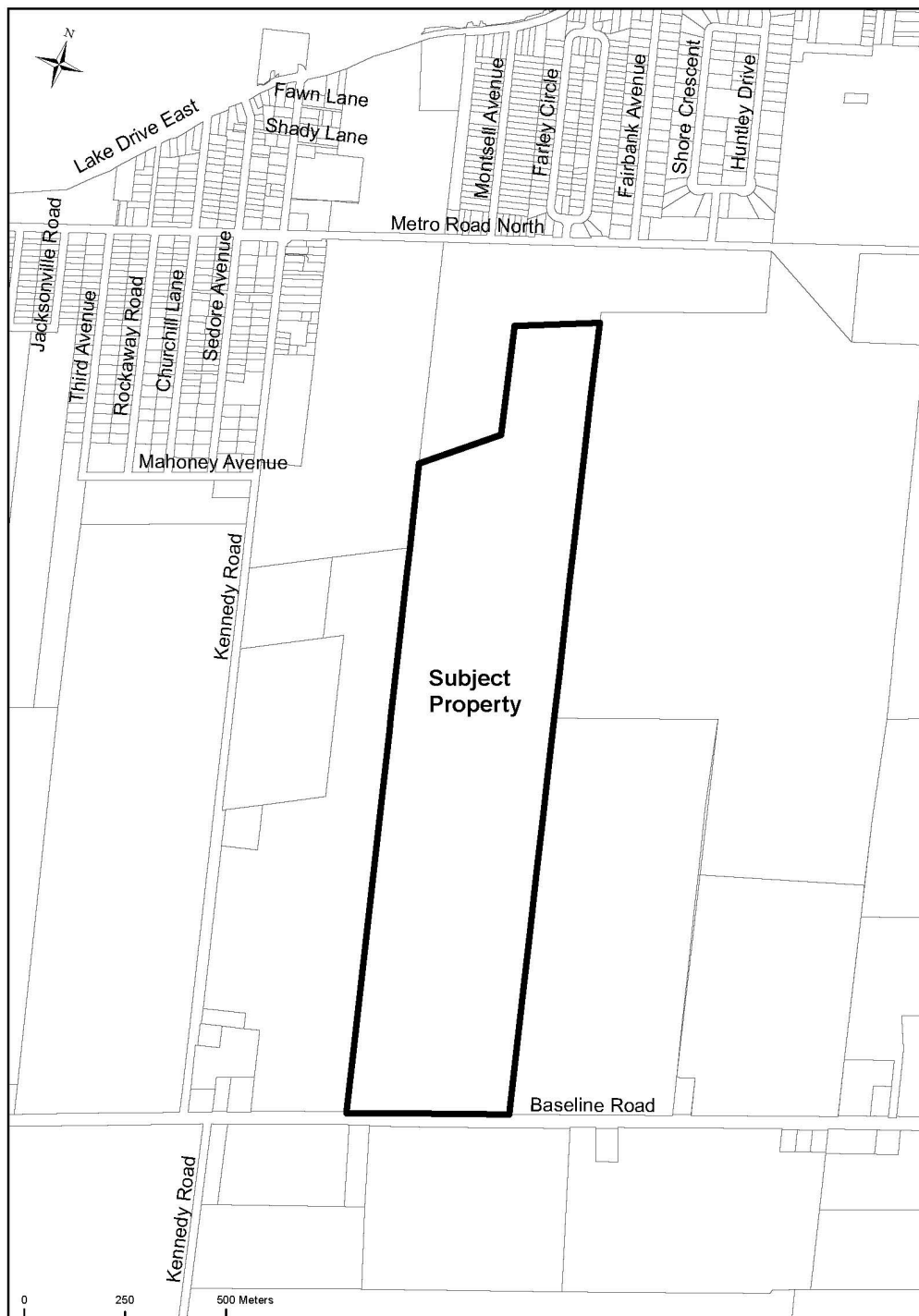
PROVIDING COMMENT:

Any person may make written comments with respect to the application(s). Please send written comments to the above contacts by June 11th, 2026, at 12:00 p.m.

- i) Written comments may be directed to the above contacts by email, mail, or by delivery to the Civic Centre. 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 does not make written submissions to the Town of Georgina before the proposed zoning bylaw amendment is passed, the person or public body is not entitled to appeal the decision.
- iii) If a person or public body does not make written submissions to the Town of Georgina before the proposed zoning bylaw amendment 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.

KEY MAP



DELEGATED AUTHORITY AND DECISION DATE:

Pursuant to the Town's delegated authority framework, Council has delegated decision-making authority for this application to the Director of Development Services. Notwithstanding this delegation of authority, the Director of Development Services or any member of Council may, within 20-days of the date of this Notice, request that the application be referred to Council for consideration. No decision on this application will be made by the Director of Development Services prior to the expiry of this 20-day commenting period, which ends on June 11th, 2026.

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.

DATED AT THE TOWN OF GEORGINA THIS 22nd DAY OF MAY, 2026

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