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

GEORGINA

THE CORPORATION OF THE TOWN OF GEORGINA
PUBLIC MEETING AND PUBLIC OPEN HOUSES

YOU ARE INVITED to attend a Public Meeting on:

Wednesday, December 9, 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
In-person, digital or phone participation: Contact 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 has received the following application(s) pursuant to the *Planning Act.*

ADDRESSES:	**0 and 140 Cook's Bay Drive**
LEGAL DESCRIPTION:	**Plan 146, Lot 10. Plan 213, Lots 14 to 17, Lot 18 and Lot 19**
APPLICANT:	**A. Cook, X. Zhang, 28314548 Ontario Inc and 2830993 Ontario Inc**
FILE NO.:	**ZBA-2026-0006**
WARD COUNCILLOR:	**Ward 2 (Councillor Mike Gurr)**

A Zoning Bylaw Amendment application has been submitted by Michael Smith Planning Consultants, on behalf of A. Cook, X. Zhang, 2831458 Ontario Inc., and 2830993 Ontario Inc. to permit six (6) single detached dwellings.

The applicant is proposing to rezone the subject properties from 'Tourist Commercial (C5)' to 'Low Density Urban Residential (R1)' under Town of Georgina Zoning Bylaw 500 to facilitate the proposed development on the subject lands.

The related Consent applications (B06-23, B07-23 and CON-2026-0015) have also been submitted to facilitate lot creation.

A key map showing the location of the subject property is provided below, and the proposed site plan is attached.

Town File No.: ZBA-2026-0006; Direct inquiries to Monika Sadler, Planner I, at ext. 2370 or msadler@georgina.ca. Please reference the File Number in all communications.



DATED AT THE TOWN OF GEORGINA THIS 12th DAY OF NOVEMBER, 2026

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

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ADDITIONAL INFORMATION:

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

The staff report to be considered by Council will be available on December 3, 2026 upon request from the above-noted planner or online within the full Council Agenda at: 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) 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

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 Community Improvement Plan is 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 Community Improvement Plan is 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.

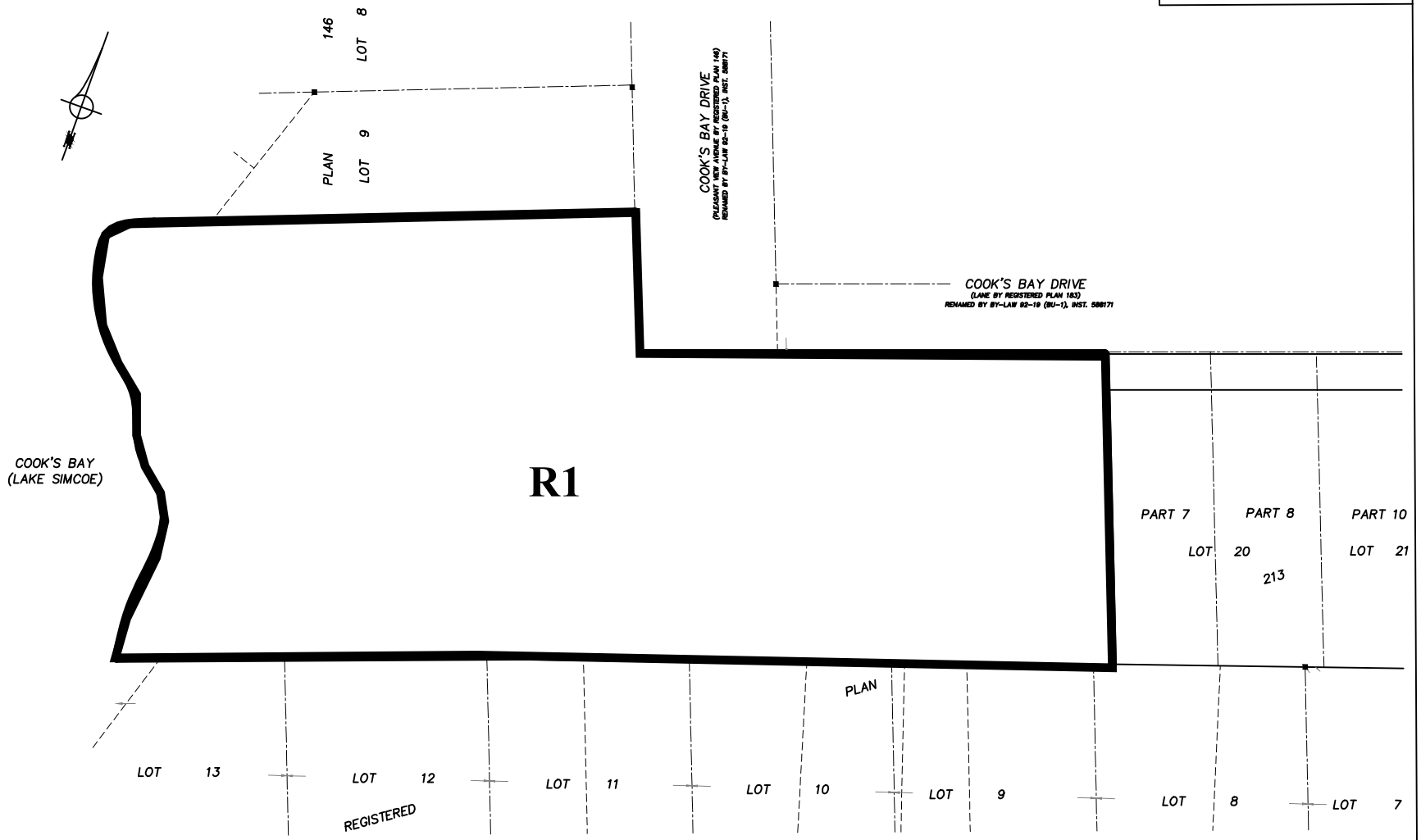
DATED AT THE TOWN OF GEORGINA THIS 12th DAY OF NOVEMBER, 2026

LOT 10, REGISTERED PLAN 145
LOTS 14, 15, 16, 17, 18 & 19, REGISTERED PLAN 213
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

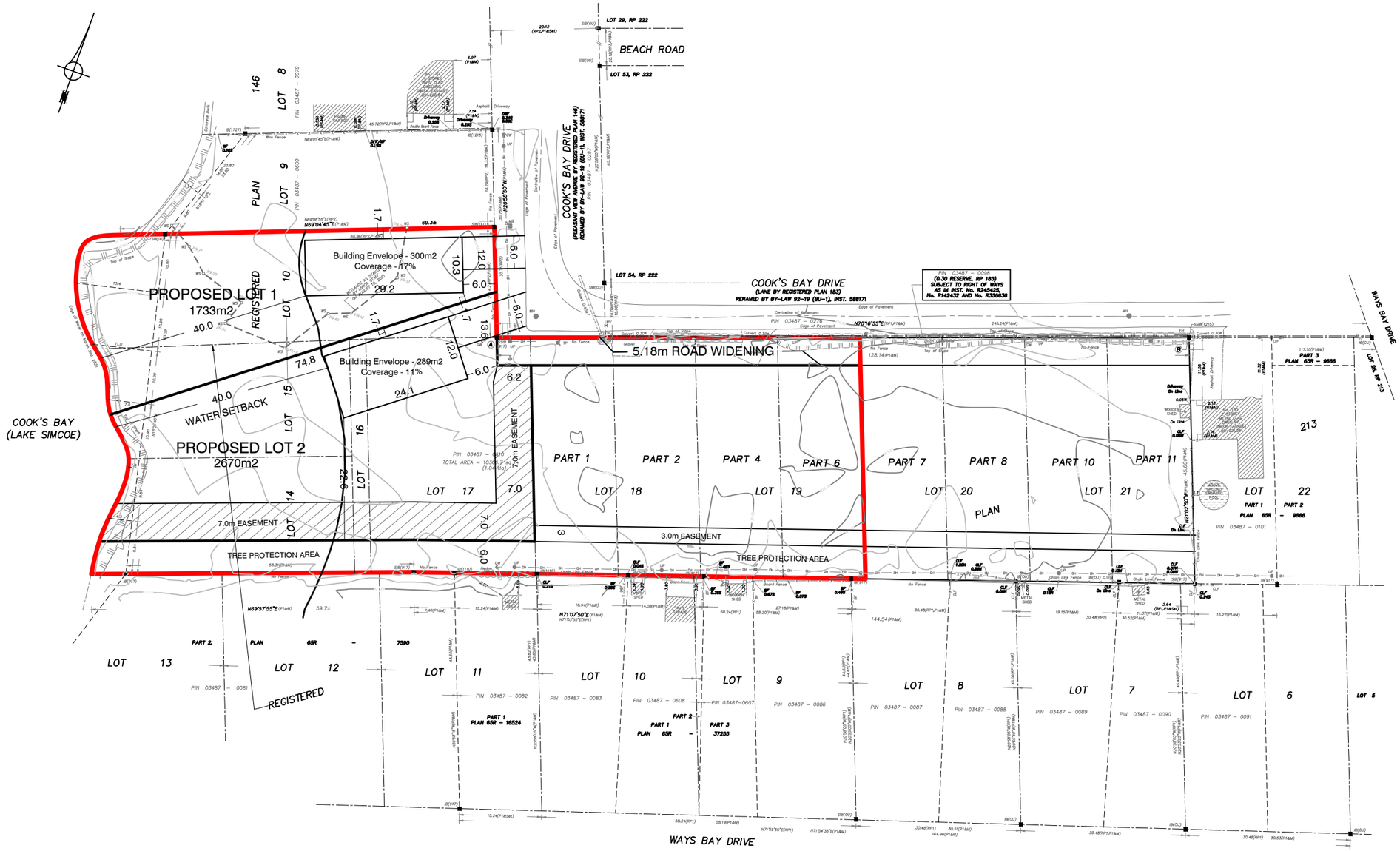
THIS IS SCHEDULE 'A' TO
BY-LAW _____
PASSED THIS____DAY OF
_____2026

_____
CLERK

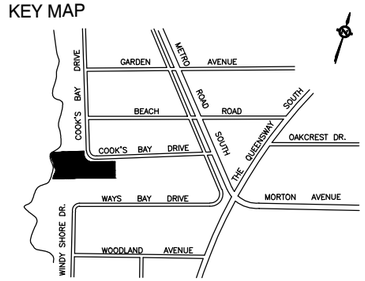
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MAYOR



SCHEDULE 'A' TO BY-LAW 500-2026



KEY MAP



Subject Lands NTS

Subject Lands

SCALE:

0 10 20 30 40m

PROPOSED SITE PLAN

COOK`S BAY DRIVE

LOT 10
REGISTERED PLAN 146
AND
LOTS 14 TO 19 (BOTH INCLUSIVE)
REGISTERED PLAN 213
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

Scale:	Approved By:	Drawn by:
Date: JUNE 9, 2026	MRES	VT

Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.

REVISIONS:

Drawing Number: 1300-00