



# 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, June 26, 2024 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*.

**ADDRESS:** 252 Pefferlaw Road, Pefferlaw  
**DESCRIPTION:** Part of Lots 22 & 23, Concession 5  
**WARD COUNCILLOR:** Ward 5 (Councillor Lee Dale)  
**FILE NUMBER:** 03.1183

A Zoning By-law Amendment application has been submitted by Michael Smith Planning Consultants; Development Coordinators Ltd; on behalf of 2614702 Ontario Inc., Trevor Comeau and Tracy Davis, to rezone the subject properties which are both municipally described as 252 Pefferlaw Road.

Subject Land A is to be rezoned from 'Site-Specific General Commercial (C1-1)' to 'Site-Specific General Commercial (C1-XX)' and 'Site-Specific General Commercial (C1-YY)' to permit the existing single detached dwelling.

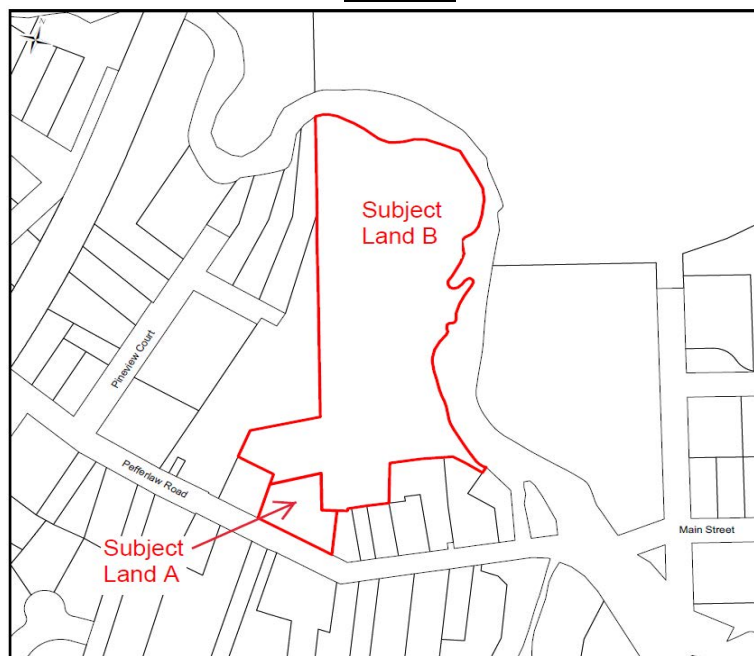
Subject Land B is to be rezoned from 'Rural (RU)' to 'Site-Specific Residential (R-XX)' and 'Site-Specific Open Space (OS-XX)' to facilitate the construction of a single detached dwelling.

Following consideration of the Zoning By-law Amendment by Council, a Consent to Sever Application, for the purposes of a lot addition, is required to provide lot frontage on a public road for Subject Land B.

The proposed development concept plan and draft Schedule A are attached to this notice.

**Town File: 03.1183. Direct inquiries to Jessica Peake, Planner II at ext. 2244 or [jpeake@georgina.ca](mailto:jpeake@georgina.ca). Please reference the file number(s) in all communications.**

### KEY MAP





# 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 June 20, 2024 upon request from the above-noted planner or online within the full Council Agenda at: [Georgina.ca/CouncilAgenda](https://www.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](https://www.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 zoning by-law amendment 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 zoning by-law amendment 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.

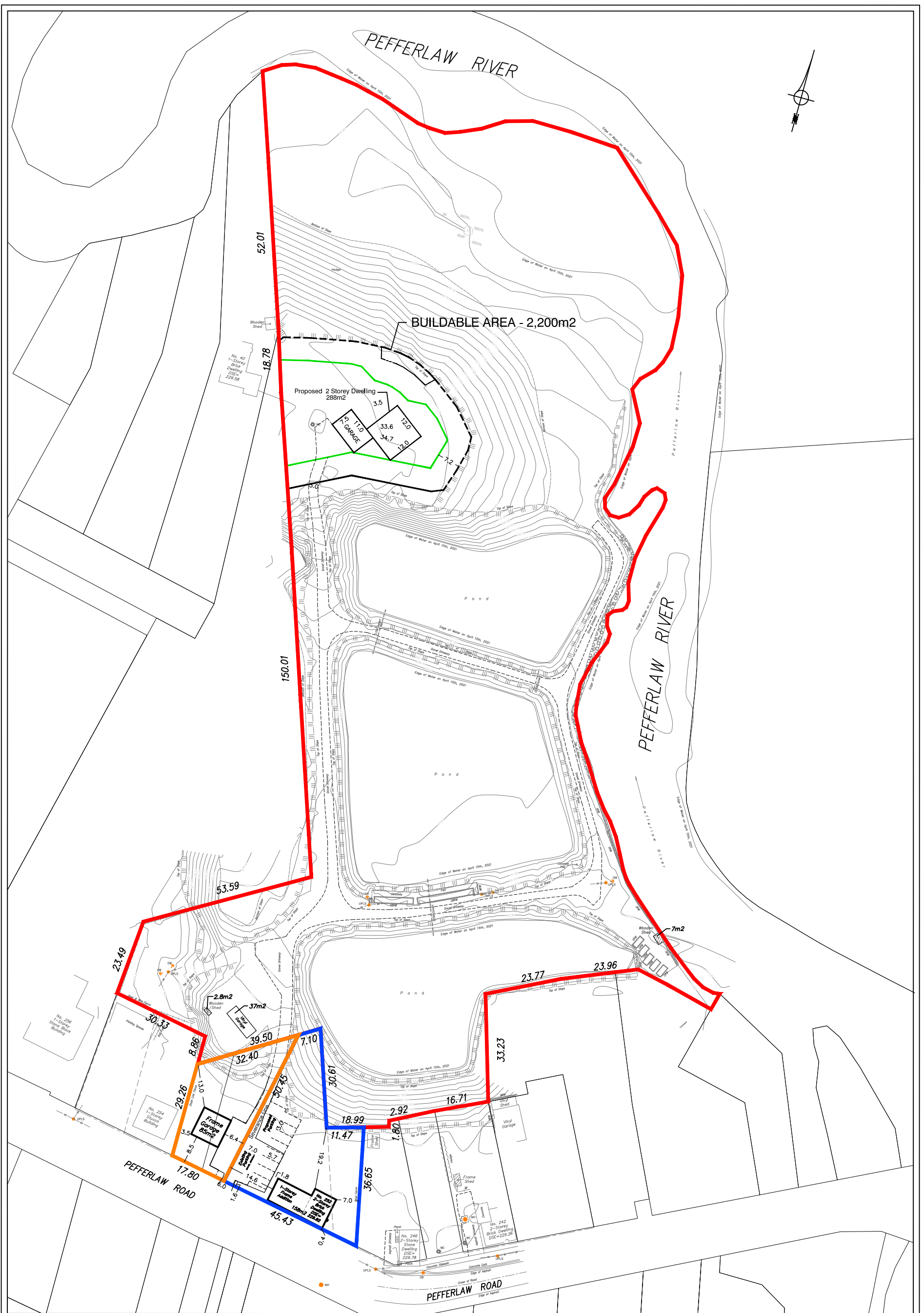
## **NOTICE OF COLLECTION OF PERSONAL INFORMATION:**

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](mailto:rdillabough@georgina.ca).

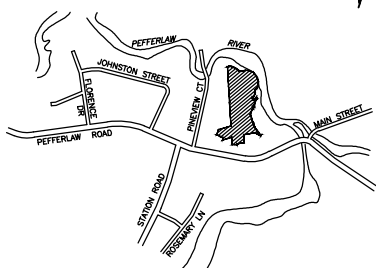
**DATED AT THE TOWN OF GEORGINA THIS 16<sup>th</sup> DAY OF MAY, 2024**

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



KEY MAP



Subject Lands

NTS

- Beneficial Land - 32,780m<sup>2</sup>
- Subject Land - 850m<sup>2</sup>
- Retained Land - 1,490m<sup>2</sup>

CONCEPTUAL SEVERANCE PLAN

TREVOR COMEAU  
252 PEPPERLAW ROAD

PART OF LOTS 22 & 23  
CONCESSION 5  
TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK

SCALE:



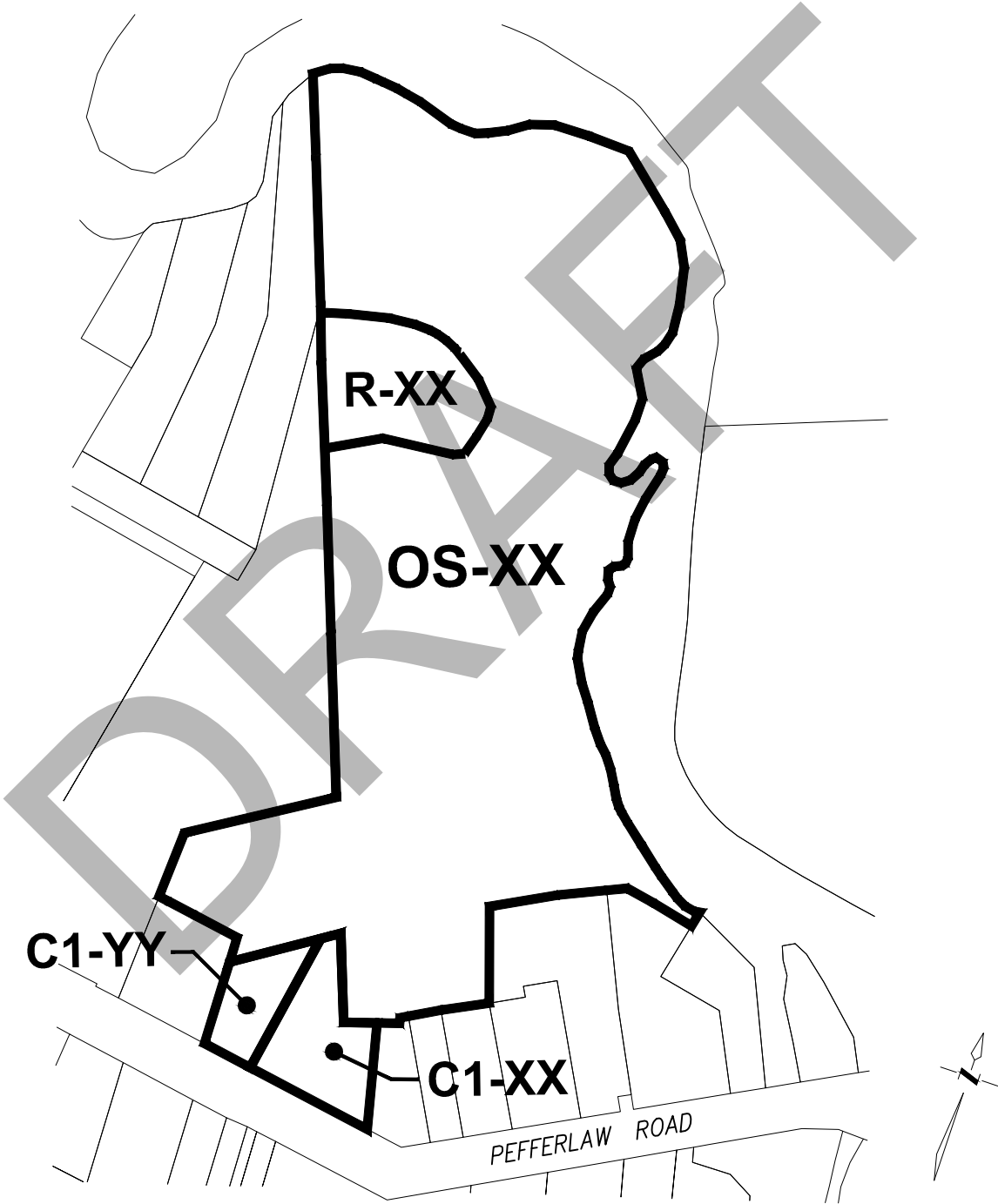
Scale:	Approved By:	Drawn By:
Aug 3, 2023	MRES	VT
<b>Michael Smith</b> PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.		
Revision:	Drawing Number:	
	1273-00	



**PART OF LOTS 22 AND 23  
CONCESSION 5 (G)  
TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK  
FORMERLY IN THE TOWNSHIP OF GEORGINA  
COUNTY OF YORK**

**THIS IS SCHEDULE 'A' TO  
BY-LAW \_\_\_\_\_  
PASSED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 2024**

\_\_\_\_\_  
**CLERK**  
\_\_\_\_\_  
**MAYOR**



**SCHEDULE 'A' TO BY-LAW 500-2024-XX**

