



GEORGINA

THE CORPORATION OF THE TOWN OF GEORGINA NOTICE OF COUNCIL MEETING

YOU ARE INVITED to attend a Council Meeting on:

Wednesday January 28, 2026 at 9:00 a.m.

The meeting will be held digitally

Digital viewing: Georgina.ca/CouncilAgenda

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 received the following application(s) pursuant to the *Planning Act*.

APPLICATION FOR ZONING BYLAW AMENDMENT

ADDRESS: 20962 Dalton Road, Sutton
DESCRIPTION: Plan 69 Lot 11 Block 60 RSG5R2291 Part 2
WARD COUNCILLOR: Ward 4 (Councillor Dale Genge)
FILE NUMBERS: 03.1181

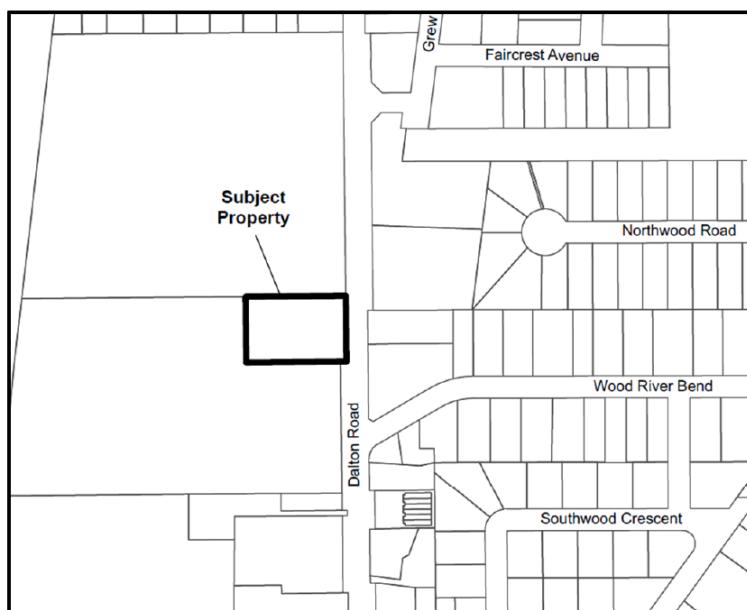
A Zoning By-law Amendment application has been submitted by Shenshu Zhang on behalf of 20962 Dalton Road Limited Partnership, 13693449 CANADA INC., to rezone the subject property from General Commercial 'C1' to Site Specific General Commercial 'C1-63'. The purpose of the application is to facilitate the construction of a second story to the existing commercial building, with the building operating as commercial condominium units. A total of 6 commercial condominium units are proposed.

The applications were initially considered by Council at a public meeting on October 23, 2024. Council resolved to reconsider the applications following the receipt, assessment and addressing of all Town department, agency, Council and public comments. All Town department, agency, Council and public comments have now been addressed, and the application is being brought forward for approval.

The proposed development concept plan is attached to this notice.

Town Files: 03.1181. Direct inquiries to Brittany Dobrindt, Planner II at ext. 2442 or bdobrindt@georgina.ca. Please reference the file number(s) in all communications.

KEY MAP





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

GEORGINA

ADDITIONAL INFORMATION:

Additional information and/or material related to the proposal, including the proposed Official Plan and Zoning Bylaw Amendment, is available upon request. For more information about this matter, please contact the Planner assigned to the file, as noted above. The staff report to be considered by Council will be available on January 22, 2026 upon request from the above-noted Planner or online within the full Council Agenda at <https://www.georgina.ca/municipal-government/council-meetings/agendas-and-minutes>.

PROVIDING COMMENT:

Any person may make written or verbal representation either in support of or in opposition to the applications. Council meetings will be held in a digital format with electronic participation. For those who wish to make verbal representation at this Council meeting, you may participate in the meeting remotely. Submit a Request to Speak form (included with this notice) to Clerk's Division no later than 12:00 pm (noon) on the last business day prior to the scheduled meeting. Written comments should be mailed/mailed to the Planner noted above by the last business day prior to the scheduled meeting.

NOTICE OF COLLECTION OF PERSONAL INFORMATION:

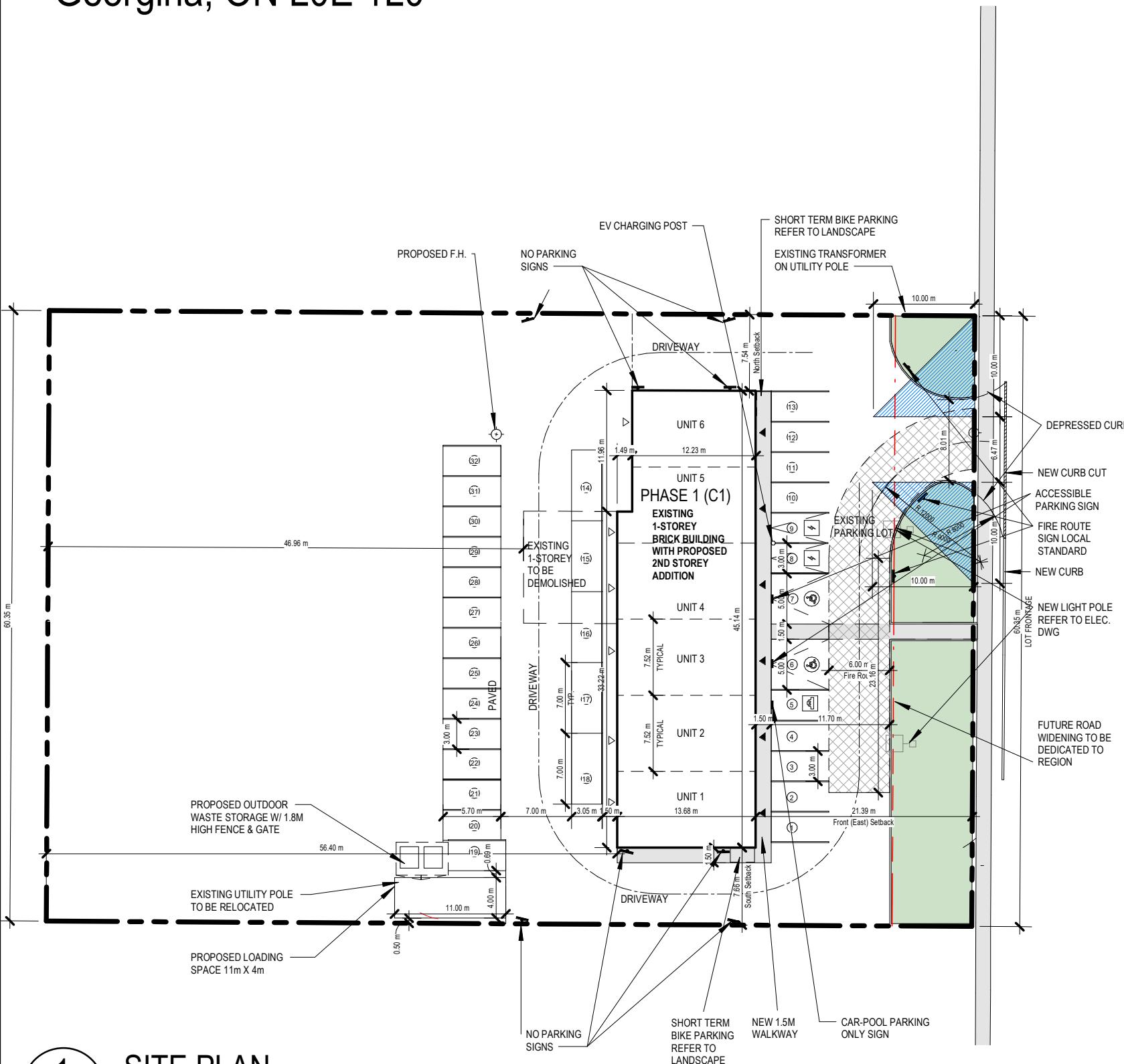
Personal information collected in relation to this application will be used to assist Town Staff and Council to process the application and make a decision on this matter. Such personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection 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 14th DAY OF JANUARY, 2026

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

COMMERCIAL BUILDING

20962 Dalton Road
Georgina, ON L0E 1L0



SITE STATISTICS

ZONING	C1 Zone (BY-LAW 500)		
LEGAL DESCRIPTION	PIN 03515-0408(LT) LOT 11 PART 2 PLAN 65R - 2291)	LOT FRONTAGE	EXISTING
TOTAL LOT AREA	5518.39 SM	LOT DEPTH	91.58 M

PHASE 1 (C1)

DESCRIPTION	EXISTING	PROPOSED	REQUIRED	SECTION
MIN.LOT FRONTAGE	60.35 M	NO CHANGE	Not Required	14.4 (a)
MIN. LOT WIDTH	60.35 M	NO CHANGE	N/A	
MIN. LOT AREA	5518.39 SM	NO CHANGE	Not Required	14.4 (b)
MAX.BUILDING HEIGHT	4.5 M	9.5 M	11 M	14.4 (h)
NO. OF STORIES	1	2		
BUILDING AREA	704.07 SM	601.58 SM		14.4 (g)
LOT COVERAGE	13%	11%	50%	
DRIVEWAY WIDTH	N/A	6.0 M		

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DO NOT SCALE DRAWINGS.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL
SIGNED BY THE ARCHITECT.

No.	Issued	Date	By
2	For ZBA Submission #1	2023.10.23	SW
3	For ZBA Resubmission	2024-04-25	SW
4	For ZBA Resubmission	2025-04-29	OS
5	For SPA Submission	2025-12-23	OS



TAES Architects Inc.
98 SCRASDALE ROAD
TORONTO, ON
M3B 2R
T: 416 808 328

20962 Dalton Road
Georgina

Commercial Building

LANDSCAPED AREA	EXISTING	PROPOSED		REQUIRED	SECTION
TOTAL BUILDING AREA	704.07 SM	21.8 %	601.58 SM		
DRIVEWAY & PARKING SPACES		51.9 %	1434.72 SM		
HARDSCAPE AREA		12.1 %	332.96 SM		
SOFTSCAPE AREA		14.2 %	392.50 SM		
TOTAL AREA		100 %	2761.76 SM		

PARKING	EXISTING	PROPOSED	REQUIRED	SECTION
TOTAL PARKING	30 SPACES	32	32	
INCLUDING ACCESIBLE PARKING	0 SPACES	2		
DRIVEWAY WIDTH		6 m	6 m	

LOADING	EXISTING	PROPOSED	REQUIRED	SECTION
TOTAL NUMBER OF LOADING SPACES	0 SPACE	1 SPACE	1 SPACES	

port # DS-2026-0005
achment 2
ge 1 of 4

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