



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](https://www.georgina.ca/CouncilAgenda)  
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 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

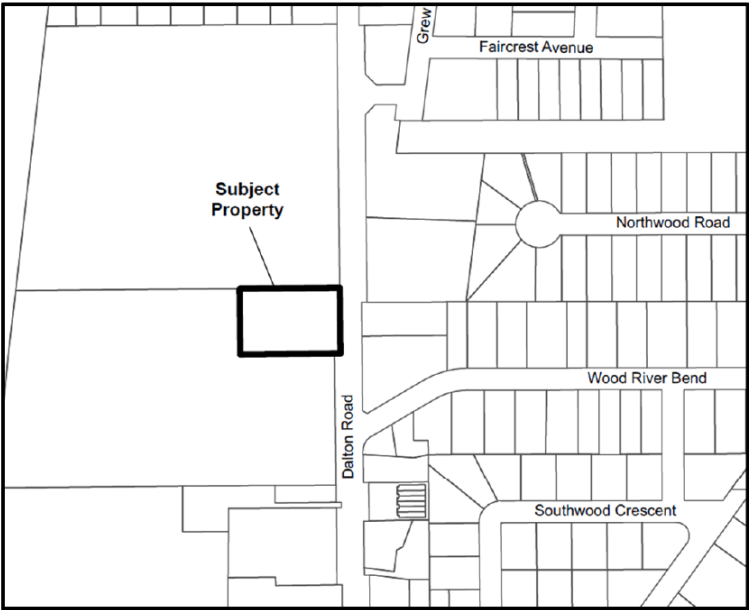
A Zoning By-law Amendment application has been submitted by Shenshu Zhang on behalf of 20962 Dalton Road Limited Partnership, 13693449 CANADA INC., to rezone the subject property from General Commercial ‘C1’ to Site Specific General Commercial ‘C1-63’. The purpose of the application is to facilitate 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](mailto:bdobrindt@georgina.ca). Please reference the file number(s) in all communications.

KEY MAP





# 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](mailto:rdillabough@georgina.ca).

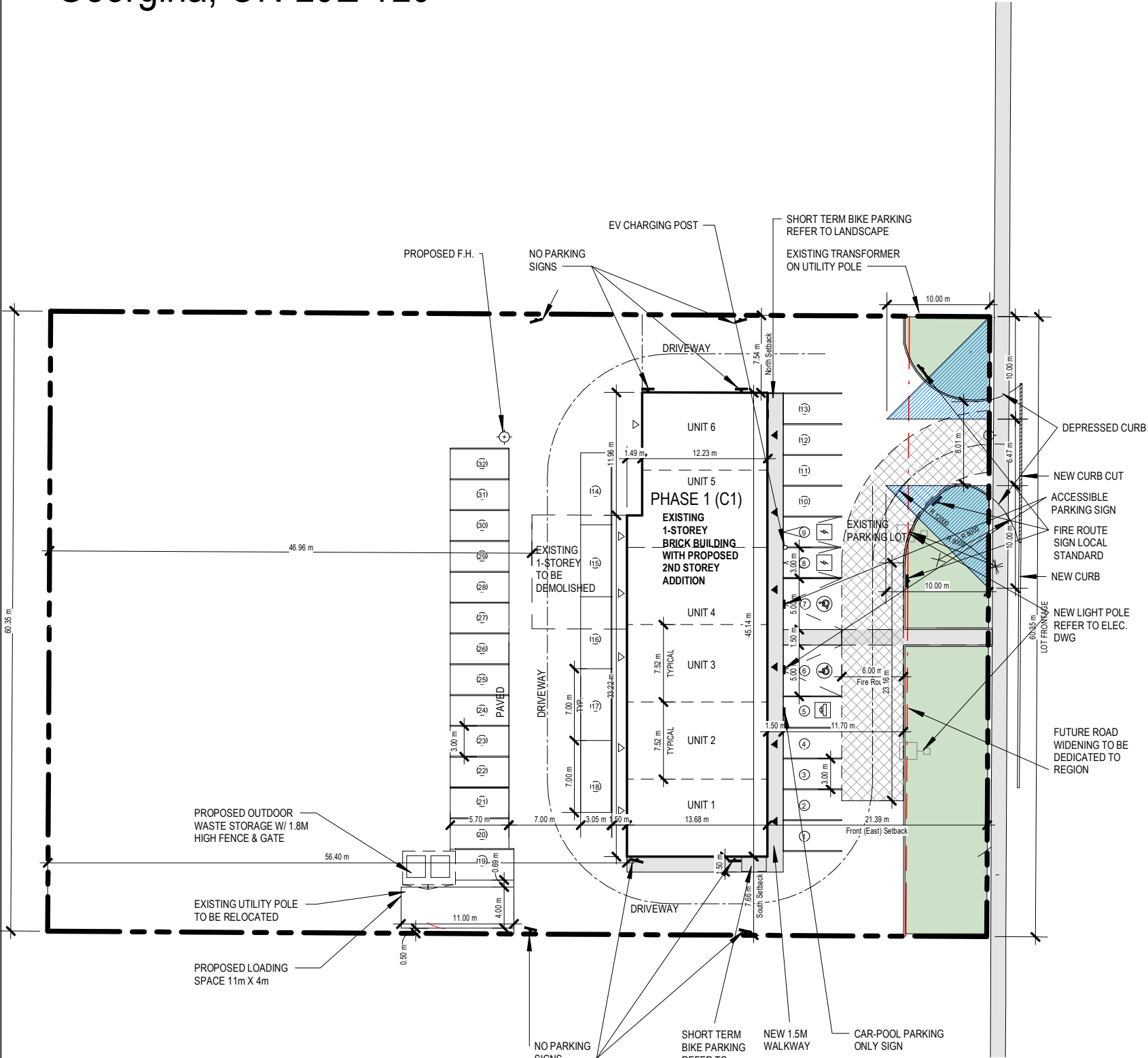
**DATED AT THE TOWN OF GEORGINA THIS 14<sup>th</sup> DAY OF JANUARY, 2026**

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

COMMERCIAL BUILDING

20962 Dalton Road  
Georgina, ON L0E 1L0



1 SITE PLAN  
A000 SCALE: 1 : 500

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		
GROSS FLOOR AREA					
EXISTING BLDG	GROUND FLR	704.07 SM (COMMERCIAL)	TOTAL: 704.07 SM		
PROPOSED ADDITION	GROUND FLR	601.58 SM (COMMERCIAL)	TOTAL: 1,207.75 SM		
	SECOND FLR	606.17 SM (COMMERCIAL)			
FLOOR SPACE INDEX (FSI)					
		(GFA )	1,207.75 SM	= 0.22 (Commercial only)	
		LOT AREA	5518.39 SM		

SETBACK	EXISTING	PROPOSED	REQUIRED	SECTION
FRONT (EAST)	21.39 M	NO CHANGE	12 M	14.4 (c)
SIDE (NORTH)	7.54 M	NO CHANGE	1.5 M	14.4 (f)
SIDE (SOUTH)	7.66 M	NO CHANGE	1.5 M	14.4 (f)
REAR (WEST)	46.96 M	56.40 M	8 M	14.4 (e)

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	

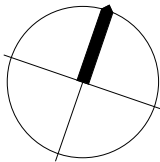
LOADING	EXISTING	PROPOSED	REQUIRED	SECTION
TOTAL NUMBER OF LOADING SPACES	0 SPACE	1 SPACE	1 SPACES	

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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

EASEMENT DAYLIGHT TRIANGLE  
FIRE ROUTE



**TAES Architects Inc.**  
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TORONTO, ON  
M3B 2R7  
T: 416 800 3284  
F: 416 800 3485

20962 Dalton Road,  
Georgina  
Commercial Building

Project Number T2022047

Drawn Scale As indicated

Checked 2026-01-05  
3:25:42 PM

Cover Page - Site  
Plan & Site Statistics

Report # DS-2026-0005  
Attachment 2  
Page 1 of 4

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