



Notice of Public Meeting

Planning and Development Department

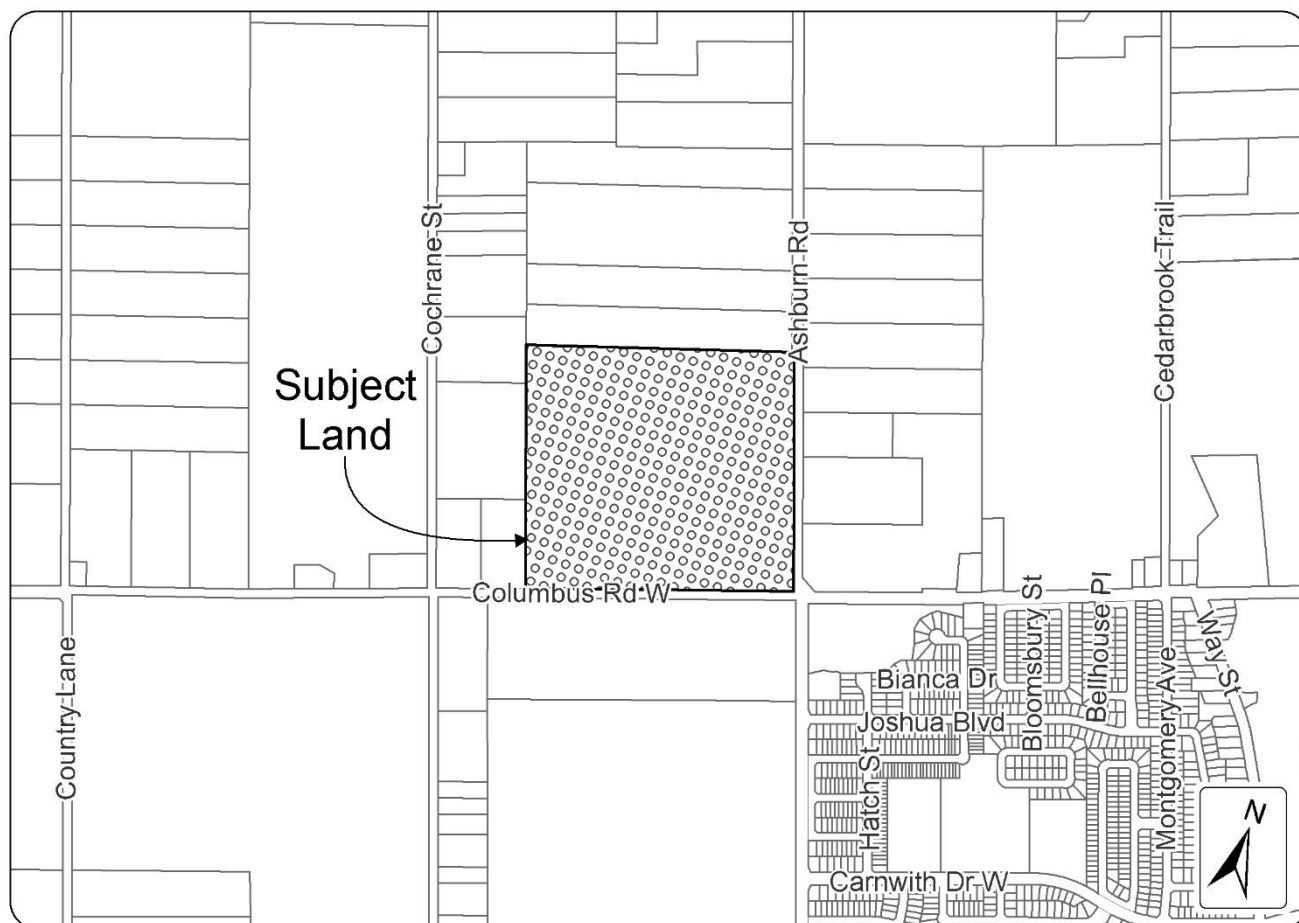
Whitby

Meeting Date: Monday November 8, 2021
Meeting Time: 7:00 p.m. (Applications will be heard at the discretion of the Chair)
Meeting Location: Virtual Meeting (www.whitby.ca/publicmeetings)
File Number(s): DEV-27-21 (SW-2021-10, Z-17-21)

A Statutory Public Meeting under the Planning Act will be held to consider application(s) as submitted by Xarch Capital Corp.

The applicant has submitted all information and fees required to consider the applications, in accordance with Sections 22, 51, and 34 of the Planning Act R.S.O 1990 and Ontario Regulation 543/06, 544/06 & 545/06.

The subject land for which the application(s) have been filed is located within 7152 Ashburn Road, and is illustrated on the map below.



Protocol During the COVID-19 Pandemic

Due to the ongoing COVID-19 pandemic, this Public Meeting will be held in a virtual meeting format. Members of the public will not be permitted to attend this meeting in-person, however the meeting is available for viewing through the Town's live stream feed at www.whitby.ca/livestream.

Should you wish to provide comments regarding a matter being presented during a Statutory Public Meeting please submit written correspondence. Correspondence can be submitted by email to the Office of the Town Clerk at clerk@whitby.ca by noon on the business day prior to the date of the meeting. Should you wish to participate in the Virtual Public Meeting, Delegation Request Forms can be found at www.whitby.ca/delegations. Should you be unable to access a computer, please call 905.430.4315 to speak with a Staff Member in the Office of the Town Clerk.

If you do not wish to participate, but wish to watch the meeting, it will be available for live viewing through the Town's live stream feed at www.whitby.ca/livestream.

Purpose of the Public Meeting

The purpose of this meeting is to provide adequate information to the public and to permit interested persons and agencies the opportunity to make representation in respect of this application. A brief overview will be provided. In accordance with the Town's Procedure By-law, up to 5 minutes will be provided to individuals and the applicant or their representatives to comment on the applications. If you are unable to attend the meeting, your representation can be filed in writing by mail, email, or personal delivery to reach the Town of Whitby Planning and Development Department prior to Council's final decision on the applications.

For additional information relating to the applications, including information about preserving your appeal rights, please contact the Planning and Development Department, Whitby Municipal Building, 575 Rossland Road East, Whitby, ON, L1N 2M8, during regular working hours, Monday to Friday, 8:30 a.m. to 4:30 p.m. You may contact the Planning and Development Department at 905.430.4306 or by email planning@whitby.ca.

The applications before the Town are described below as shown on the attached plan.

Applications

Proposed Plan of Subdivision (SW-2021-10)

The purpose of the proposed **Draft Plan of Subdivision** is to create a subdivision including low density residential blocks with 181 units, medium density blocks with 217 townhouse dwellings, a high density block with an apartment building to a maximum of 8-storeys and with a maximum of 205 units, a secondary school block, stormwater management block, natural heritage system block, local park block, road widenings, and right-of-way blocks.

Public Advisory: The Town of Whitby is the approval authority of Plans of Subdivision. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Whitby in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Whitby Council to the Ontario Land Tribunal. If a person or public body does not make oral submissions at a

public meeting, if one is held, or make written submissions to the Town of Whitby in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the personal 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.

If you wish to be notified of the decision of the Town of Whitby in respect of the proposed Plan of Subdivision, you must make a written request to the Town Clerk, Town of Whitby, 575 Rossland Road East, Whitby ON, L1N 2M8.

Proposed Zoning By-Law Amendment to Zoning By-law 1784. (Z-17-21)

The purpose of the **Zoning By-law Amendment** is to change the zoning from Agricultural (A) to appropriate zone categories to implement the proposed Draft Plan of Subdivision.

Public Advisory: Whitby Council is the approval authority of Zoning By-law Amendments passed by the Town of Whitby. If a person or public body would otherwise have an ability to appeal the decision of Whitby Council 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 Whitby before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Whitby before the by-law 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.

If you wish to be notified of the decision of the Town of Whitby on the proposed Zoning By-law Amendment you must make a written request to the Town Clerk, Town of Whitby, 575 Rossland Road East, Whitby ON, L1N 2M8.

Personal information from those that make either an oral or written submission on the subject applications is collected under the authority of the Planning Act R.S.O. 1990 and the applicable implementing Ontario Regulation, and will become part of the public record for this application. Questions about the collection of personal information should be directed to the Clerk's Office, Town of Whitby, 575 Rossland Road East, Whitby, ON, L1N 2M8, by email to clerk@whitby.ca or 905.430.4315.



Roger Saunders, M.C.I.P., R.P.P.
Commissioner of Planning and Development
Corporation of the Town of Whitby

LEGAL DESCRIPTION:
PART OF LOTS 27 AND 28 CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF WHITBY)
TOWN OF WHITBY
REGIONAL MUNICIPALITY OF DURHAM

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.

(a) SEE PLAN	(g) SEE PLAN
(b) SEE PLAN	(h) MUNICIPAL WATER AND SEWAGE AVAILABLE
(c) SEE KEY MAP	(i) SILTY CLAY, CLAYEY-SILT, SANDY SILT
(d) SEE SCHEDULE OF LAND USE	(j) SEE PLAN
(e) SEE PLAN	(k) MUNICIPAL WATER AND SEWAGE AVAILABLE
(f) SEE PLAN	(l) SEE PLAN

NOTE: CONTOURS RELATE TO CANADIAN GEODETIC

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY J.D. BARNES LIMITED

REUBEN McRAE
J.D. BARNES LIMITED

DATE _____

I HEREBY AUTHORIZE **THE BIGLIERI GROUP LTD.** TO PREPARE AND SUBMIT
THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF WHITBY

XARCH CAPITAL CORP.
BOBYS CHARTCHENKO

DATE _____

XARCH CAPITAL CORP.

PROJECT No.: 19581
DATE: MAY 12, 2021

DRAFTED BY:	CHECKED BY:
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DB-01



THE BIGLIERI GROUP LTD.

Planning | Development | Project Management | Urban Design

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 126 Catharine Street North, Hamilton
 (416) 893-9155
thebiglierigroup.com

SCHEDULE OF LAND USE			
DESCRIPTION	LOT / BLOCK	RESIDENTIAL UNITS	AREA (ha.)
LOW DENSITY RESIDENTIAL	1-169	169	5.42
STREET TOWNHOUSE	170-181	75	1.30
BLOCK TOWNHOUSE	183	28	0.52
STACKED TOWNHOUSE	185	114	1.46
HIGH DENSITY RESIDENTIAL	182	205	1.37
NET DEVELOPABLE TOTAL		591	10.07
FUTURE LDR	190, 191		0.46
SECONDARY SCHOOL	189		4.94
STORM WATER MANAGEMENT PC	186		2.01
NATURAL HERITAGE SYSTEM	184		9.94
LOCAL PARK	187		1.51
FUTURE RIGHT OF WAY	188		0.06
ROAD WIDENING	192		0.92
RIGHT OF WAY	STREETS "A-E"		2.88
TOTAL SITE AREA		591	32.81