



Notice of Public Meeting

Planning and Development Department

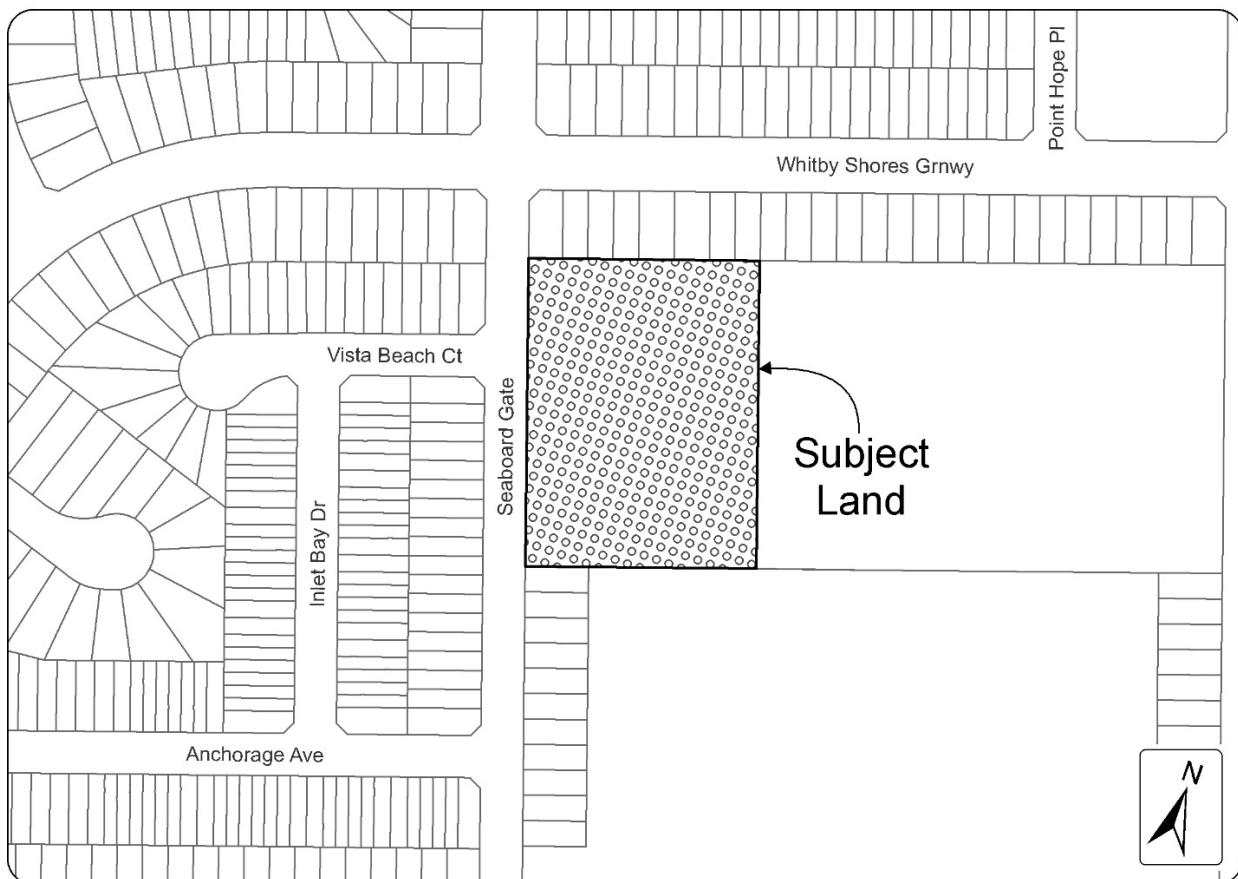
Whitby

Meeting Date: Monday March 29, 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-02-21 (SW-2021-01, Z-02-21)

A Statutory Public Meeting under the Planning Act will be held to consider a Draft Plan of Subdivision and Zoning By-law Amendment application as submitted by Cedar City Seaboard Gate.

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

The subject land for which the applications have been filed is located south east of Whitby Shores Greenway and Seaboard Gate, 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. 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-2021-01)

The purpose of the proposed **Draft Plan of Subdivision** is to permit the development of 17 single detached residential dwellings and 22 semi-detached residential dwelling units fronting onto a public street within the subject land.

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 Local Planning Appeal 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 Local Planning Appeal 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. Personal information from those that make either an oral or written submission on the subject application 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.

Proposed Zoning By-Law Amendment to Zoning By-law 2585. (Z-02-21)

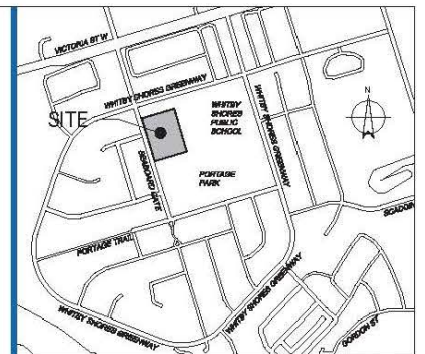
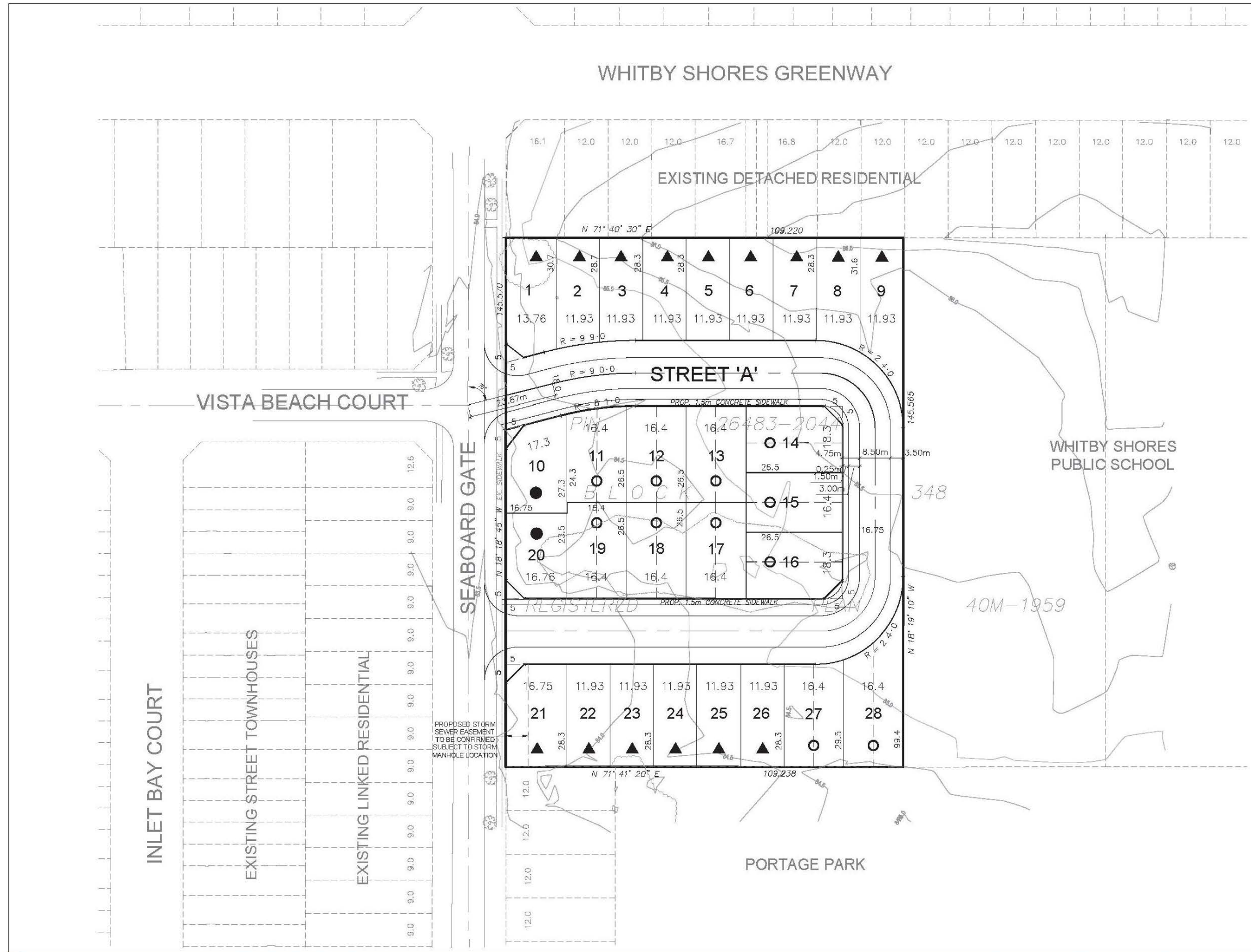
The purpose of the **Zoning By-law Amendment** is to amend **Zoning By-law 2585** to change the zone category from "I" – Institutional Zone to a residential zone category in order to implement the proposed Draft Plan of Subdivision.

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 Local Planning Appeal 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 Local Planning Appeal 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 application 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



PROPOSED
DRAFT PLAN OF SUBDIVISION
 PART OF BLOCK 348
 REGISTERED PLAN 40M-1959,
 THE TOWN OF WHITBY
 REGIONAL MUNICIPALITY OF DURHAM

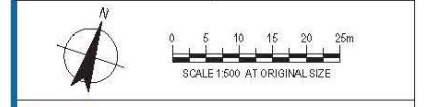
SCHEDULE OF LAND USES:

LOW DENSITY RESIDENTIAL	LOTS	UNITS
● 13.7m FRONTAGES (DETACHED DWELLINGS)	2	2
▲ 11.93m FRONTAGES - (DETACHED DWELLINGS)	15	15
○ 8.2 +m FRONTAGES - (SEMI-DETACHED DWELLINGS)	11	22
TOTAL # LOTS/UNITS RESIDENTIAL	28	39
TOTAL NET RESIDENTIAL AREA	1.12 ha	
MAXIMUM DENSITY PERMITTED	35 upha	
DENSITY ACHIEVED	34.8 upha	

ROADS	LENGTH(m)	AREA(ha)
16.75 m R.O.W.	65	0.11
18.0 m R.O.W.	197	0.36
TOTAL AREA	0.47 ha	
TOTAL AREA OF SUBMISSION	1.59 ha	

ADDITIONAL INFORMATION UNDER THE PLANNING ACT
 Under section 5(17) of the Planning Act information required by clause A,B,C,D,E F,G,H shown on draft and Key plans.
 H) Piped municipal water supply
 I) Sandy, Clay
 K) All municipal services required
 L) As shown

OWNER'S CERTIFICATE	SURVEYOR'S CERTIFICATE
WE, THE REGISTERED OWNERS OF THE SUBJECT LANDS, HEREBY AUTHORIZE GHD TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.	HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
CEDAR CITY SEABOARD GATE INC.	SCHAEFFER DZALDOV BENNETT LTD. ONTARIO LAND SURVEYORS
SIGNED: _____ DATE: _____	SIGNED: "OPHER N. DZALDOV O.L.S." DATE: "Aug. 31, 2020"



GHD
 65 Sunray Street
 Whitby Ontario L1N 8Y3
 T 1 905 686 6402 F 1 905 432 7877
 E ytomia@ghd.com W www.ghd.com

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
A	ORIGINAL SUBMISSION		J.T.A.G.	S.E.	S.E.	10/2020

Original Size **ARCH D**

Drawn J.T.A.G.	Designer HUNT DESIGN	GHD Inc.
Drafting A.G.	Design Check B.H.	Conditions of Use:
Approved (Project Director)		This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.
Date JAN 2021		
Scale 1:500		

Client: **CEDAR CITY SEABOARD GATE INC.**
 Project Title: **SEABOARD GATE**
 Figure No: **FIGURE 1.1** Rev **A**