

Notice of Public Meeting

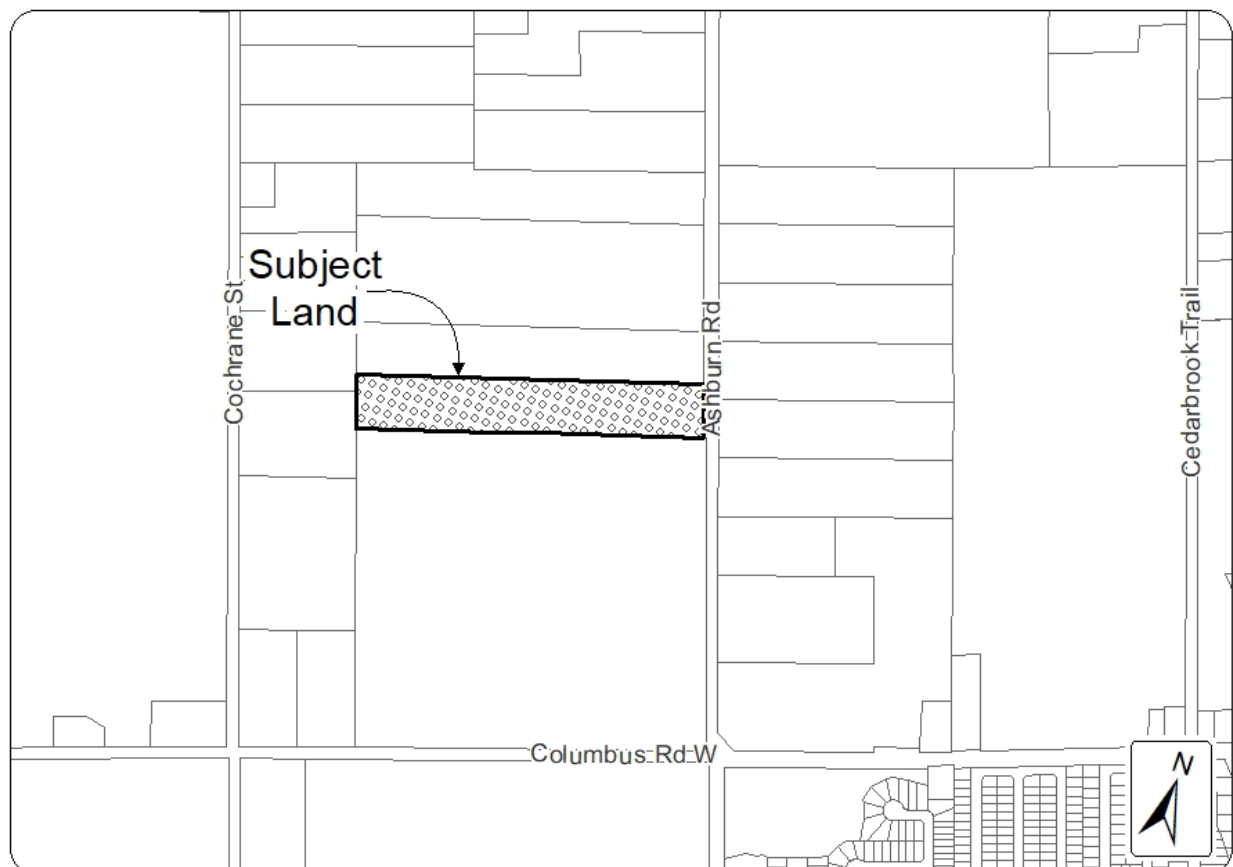
Planning and Development Department

Meeting Date: Monday June 16, 2025
Meeting Time: 7:00 p.m. (Applications will be heard at the discretion of the Chair)
Meeting Location: Council Chambers, Whitby Municipal Building
575 Rossland Road East
Whitby, Ontario
File Number(s): DEV-18-25 (OPA-2025-W/04, SW-2025-02, Z-11-25)

A Statutory Public Meeting under the Planning Act will be held to consider applications as submitted by Whitby Ashburn Holdings Inc.

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 applications have been filed is located within 7302 Ashburn Rd and is illustrated on the map below.



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 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.

Meeting Format

This meeting will be held in a hybrid in-person and virtual format and will be available for viewing through the Town's live stream feed at www.whitby.ca/livestream while the meeting is in progress.

Should you wish to provide comments on this matter, you may submit written correspondence and/or a delegation request form.

Written correspondence can be submitted by email to the Office of the Town Clerk at clerk@whitby.ca by noon on the day of the meeting. Written correspondence must include your full name, address and file number referenced above.

For persons who would like to speak virtually during the Public Meetings, please submit a [Delegation Request Form](#) online to the Office of the Town Clerk by 8 a.m. on the day of the meeting. **Those wishing to speak in-person** are also encouraged to submit a [Delegation Request Form](#), but are not required to pre-register in order to speak at the Public Meetings.

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.

Applications

Whitby Official Plan Amendment Application (OPA-2025-W/04)

The purpose of the proposed **Official Plan Amendment** is to to redesignate a portion of the subject land from "Low Density Residential" to "Medium Density Residential" on Schedule 'J' of the Official Plan.

Proposed Plan of Subdivision (SW-2025-02)

The purpose of the proposed **Draft Plan of Subdivision** is to to permit the development of a plan of subdivision, consisting of 7 blocks for townhouses, 1 school block, 1 open space block, 1 natural heritage system block and 2 residential reserve blocks as shown on the attached plan.

Proposed Zoning By-Law Amendment to Zoning By-law 1784 (Z-11-25)

The purpose of the **Zoning By-law Amendment** is to to amend Zoning By-law 1784 to change the zone category from 'A' - Agricultural Zone to a variety of zone categories to implement the Draft Plan of Subdivision.

Public Advisory: The Regional Municipality of Durham is the approval authority of an Official Plan Amendment adopted by Whitby Council, unless it is determined that the Amendment is exempt from Regional Approval during the review process. For an exempt Amendment, the decision to adopt by Whitby Council becomes final, subject to an appeal during the statutory appeal period. The Town of Whitby is the approval authority of Plans of Subdivision. Whitby Council is the approval authority of Zoning By-law Amendments passed by the Town of Whitby.

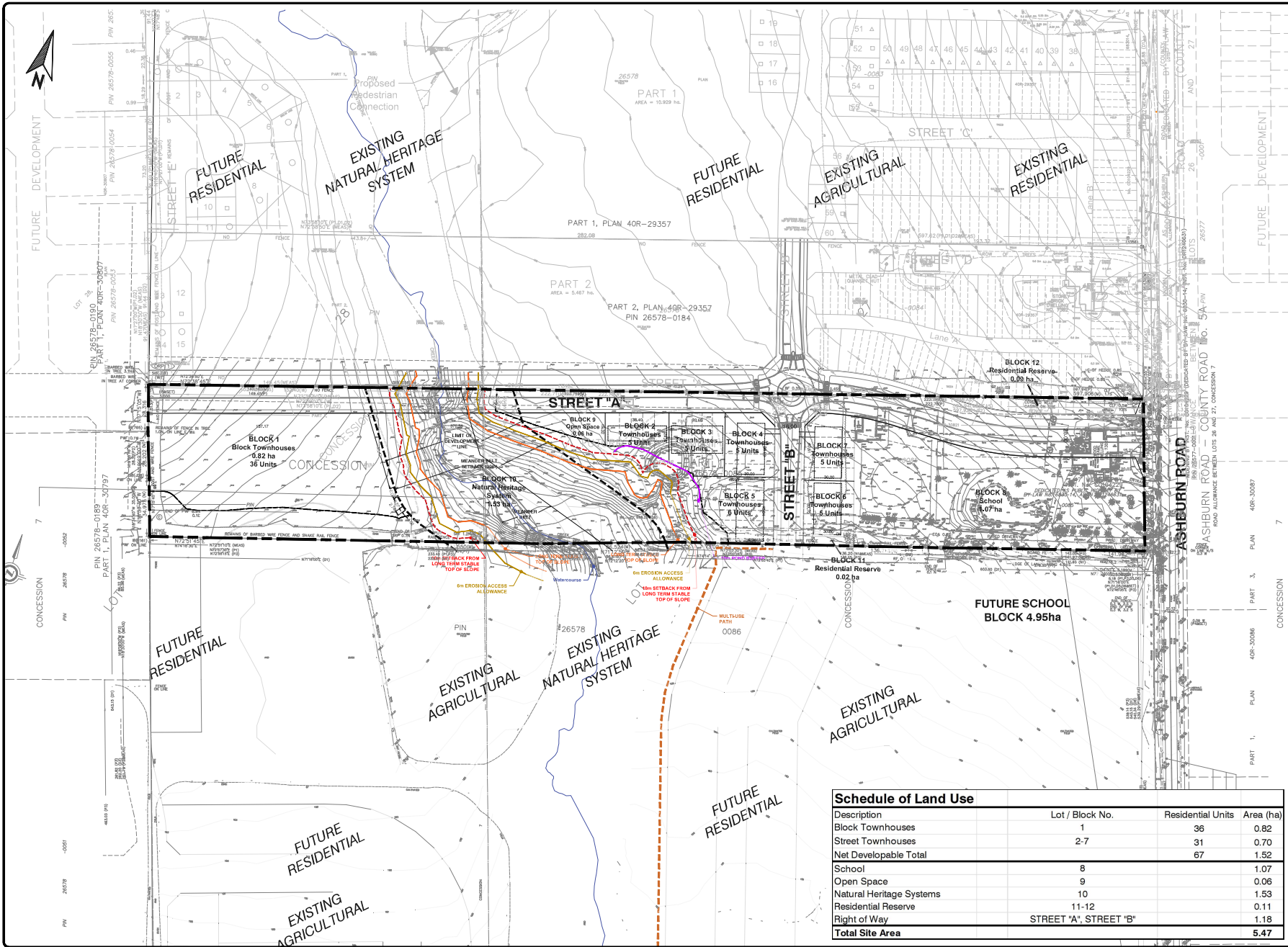
If a specified person or public body would otherwise have an ability to appeal the decision of the Town of Whitby or the Regional Municipality of Durham to the Ontario Land Tribunal but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Whitby before the proposed Official Plan Amendment is adopted or before the Draft Plan of Subdivision is approved or before the Zoning By-law Amendment is passed, the specified person or public body is not entitled to appeal the decision. If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Whitby before the proposed Official Plan Amendment is adopted or before the Zoning By-law Amendment is passed, the specified 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 add the specified person or public body as party.

If you wish to be notified of the adoption of the proposed Official Plan Amendment or Draft Plan of Subdivision or Zoning By-law Amendment, you must make written request to the Town Clerk, Town of Whitby, 575 Rossland Road East, Whitby, ON, L1N 2M8. If you wish to be notified of the decision of the Regional Municipality of Durham on the proposed Official Plan Amendment you must make a written request to the Commissioner of Planning, Regional Municipality of Durham, 605 Rossland Road East, Box 623, Whitby, ON, L1N 6A3.

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, Planning and Development
Corporation of the Town of Whitby



DRAFT PLAN OF SUBDIVISION

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

KEY PLAN

REQUIRED INFORMATION:

AS REQUIRED UNDER SECTION 6(1) OF THE PLANNING ACT, R.S.O. 1990, c. 30 (1990 SO 30), (A) SEE PLAN (B) SEE PLAN (C) SEE KEY PLAN (D) SEE SCHEDULE OF LAND USE (E) SEE PLAN (F) SEE PLAN (G) SEE PLAN (H) SEE PLAN (I) SEE PLAN (J) SEE PLAN (K) SEE PLAN (L) SEE PLAN (M) SEE PLAN (N) SEE PLAN (O) SEE PLAN (P) SEE PLAN (Q) SEE PLAN (R) SEE PLAN (S) SEE PLAN (T) SEE PLAN (U) SEE PLAN (V) SEE PLAN (W) SEE PLAN (X) SEE PLAN (Y) SEE PLAN (Z) SEE PLAN (AA) SEE PLAN (AB) SEE PLAN (AC) SEE PLAN (AD) SEE PLAN (AE) SEE PLAN (AF) SEE PLAN (AG) SEE PLAN (AH) SEE PLAN (AI) SEE PLAN (AJ) SEE PLAN (AK) SEE PLAN (AL) SEE PLAN (AM) SEE PLAN (AN) SEE PLAN (AO) SEE PLAN (AP) SEE PLAN (AQ) SEE PLAN (AR) SEE PLAN (AS) SEE PLAN (AT) SEE PLAN (AU) SEE PLAN (AV) SEE PLAN (AW) SEE PLAN (AX) SEE PLAN (AY) SEE PLAN (AZ) SEE PLAN (BA) SEE PLAN (BB) SEE PLAN (BC) SEE PLAN (BD) SEE PLAN (BE) SEE PLAN (BF) SEE PLAN (BG) SEE PLAN (BH) SEE PLAN (BI) SEE PLAN (BJ) SEE PLAN (BK) SEE PLAN (BL) SEE PLAN (BM) SEE PLAN (BN) SEE 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OWNERS CERTIFICATE:

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

RECORD COMMUNITIES:

APPROVAL STAMP:

REVISIONS

No.	Description	Date	By
1			
2			
3			

Schedule of Land Use

Description	Lot / Block No.	Residential Units	Area (ha)
Block Townhouses	1	36	0.82
Street Townhouses	2-7	31	0.70
Net Developable Total		67	1.52
School	8		1.07
Open Space	9		0.06
Natural Heritage Systems	10		1.53
Residential Reserve	11-12		0.11
Right of Way	STREET 'A', STREET 'B'		1.18
Total Site Area			5.47

PROJECT No.

20087

DATE

January 21, 2025

SCALE

1:1000

DRAWN BY

ED

CHECKED BY

MB

DESIGNED BY

MB

PROJECTED BY

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PROJECTED No.

DPS

BIGLIERI GROUP

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1100 Highway 14, Suite 100, Scarborough
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www.biglieri.com