

# Notice of Public Meeting

## Planning and Development Department

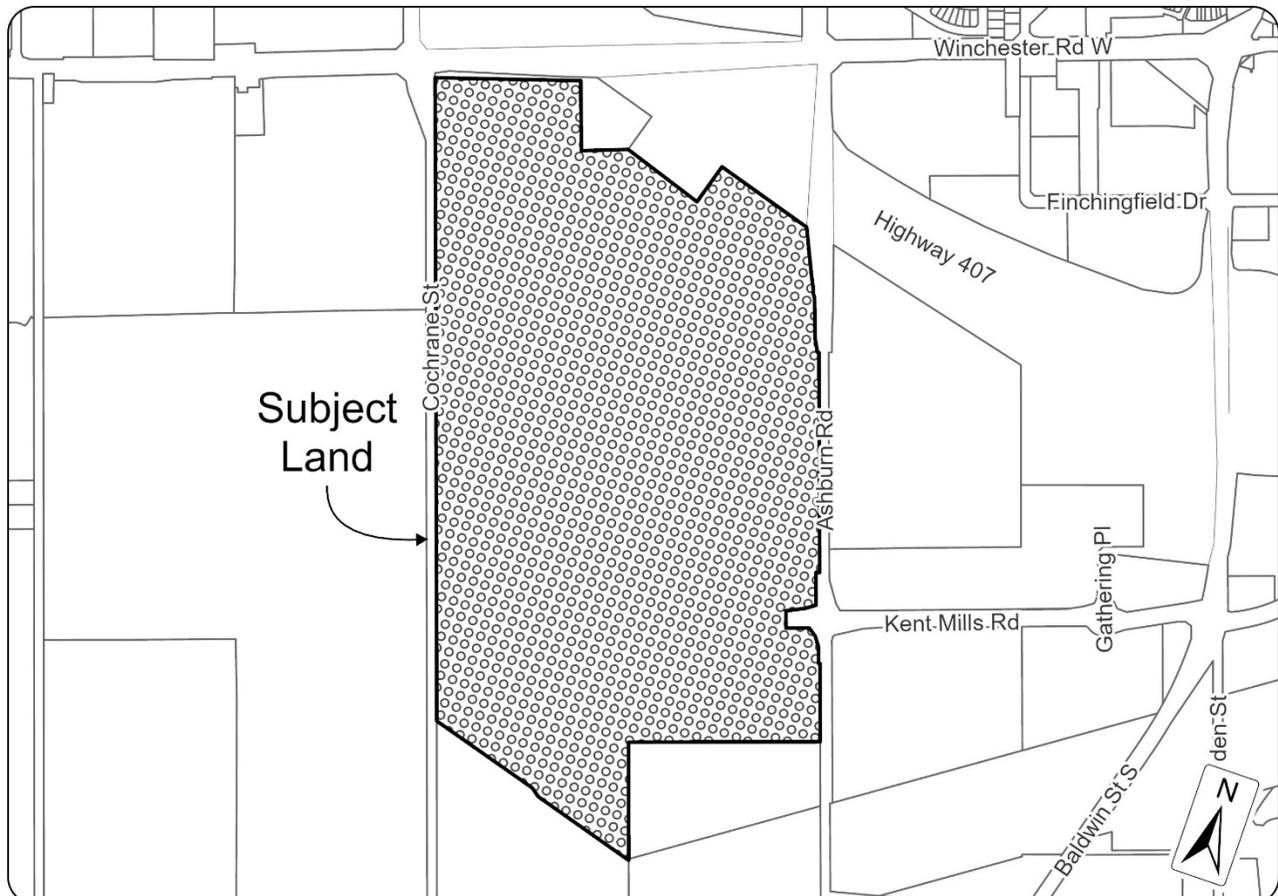


**Meeting Date:** Monday, March 2, 2026  
**Meeting Time:** 7:00 p.m. (Applications will be heard at the discretion of the Chair)  
**Meeting Location:** Council Chambers, Whitby Municipal Building  
575 Rossland Road East  
Whitby, Ontario  
**File Number(s):** DEV-51-25 (OPA-2025-W/05, SW-2025-03, Z-31-25)

A Statutory Public Meeting under the Planning Act will be held to consider Official Plan and Zoning By-law Amendment applications and Plan of Subdivision as submitted by Picov 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 Regulations 543/06, 544/06 & 545/06.

The subject land for which the applications have been filed is located at 5670 Ashburn Road 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 these applications. 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](mailto: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](http://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](mailto: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/05)

The purpose of the proposed **Official Plan Amendment** is to expand the Town of Whitby urban boundary to be consistent with the urban boundary of Envision Durham and to redesignate portions of the subject land from Major Open Space/Natural Heritage System to Prestige Employment and General Employment.

## Zoning By-Law Amendment Application (Z-31-25)

The purpose of the **Zoning By-law Amendment** is to amend Zoning By-law 1784 to rezone the subject land to appropriate zoning categories.

## Proposed Plan of Subdivision (SW-2025-03)

The purpose of the proposed **Draft Plan of Subdivision** is to create 14 blocks which consist of Blocks for Prestige Employment uses, General Employment uses, Stormwater Management Pond, Public Park, Environmental Compensation Area, Environmental Areas and Road Widening. The Draft Plan of Subdivision proposes two municipal streets: a Mid-Block Arterial with a right-of-way width of 36 metres, and Street "A" with a right-of-way width of 23 metres.

**Public Advisory:** The Town of Whitby is the approval authority of an Official Plan Amendment adopted by Whitby Council, a Zoning By-law Amendment passed by Whitby Council and Plans of Subdivision. A decision by Whitby Council becomes final, subject to an appeal during the statutory appeal period.

If a specified person or public body would otherwise have an ability to appeal the decision of the Town of Whitby 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 by-law 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 by-law 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 do so.

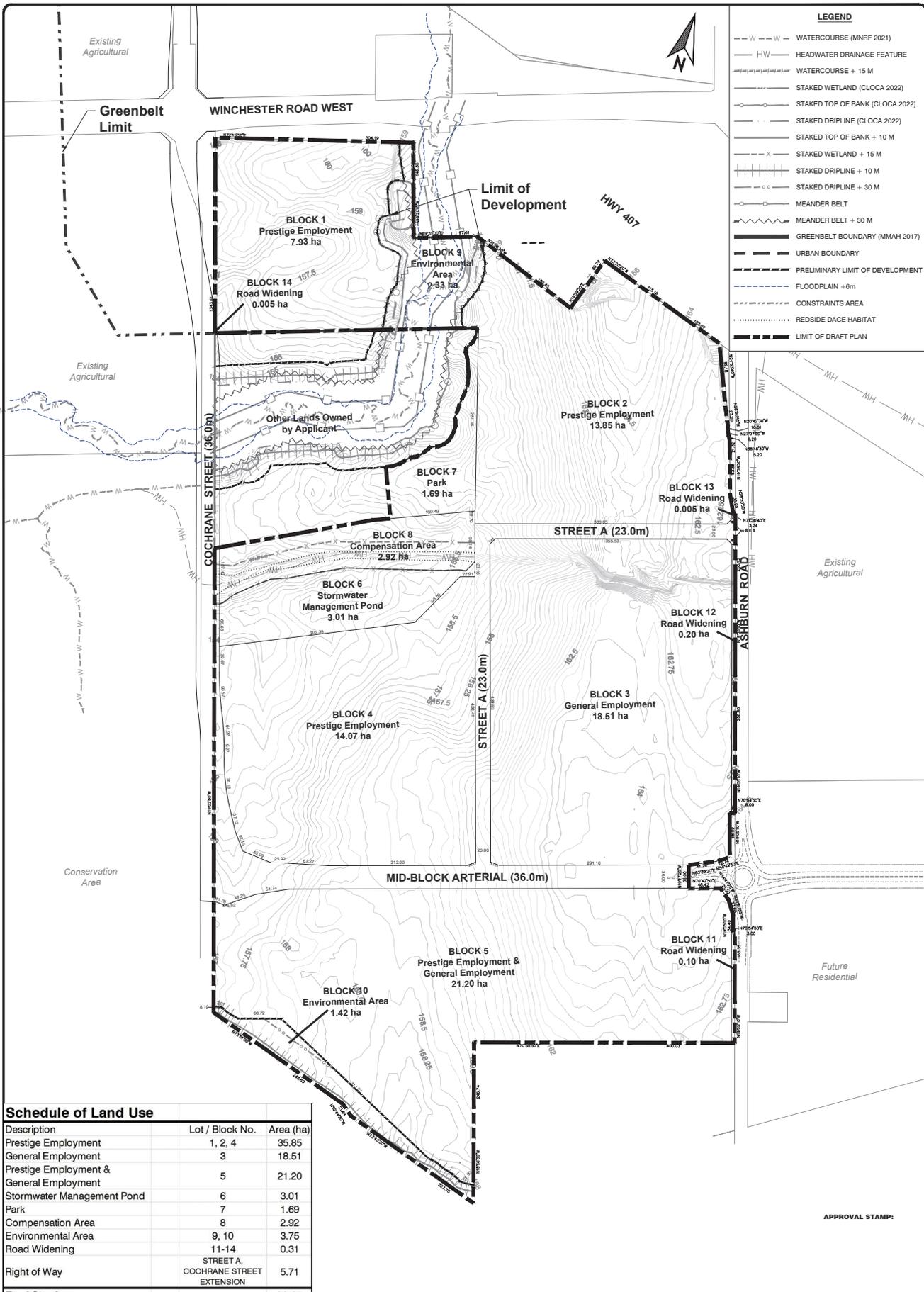
If you wish to be notified of the adoption of the proposed Official Plan Amendment, Subdivision Plans or Zoning By-law Amendment, you must make written request to the Town Clerk, Town of Whitby, 575 Rossland Road East, Whitby, ON, L1N 2M8.

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](mailto:clerk@whitby.ca) or 905.430.4315.



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



Schedule of Land Use		
Description	Lot / Block No.	Area (ha)
Prestige Employment	1, 2, 4	35.85
General Employment	3	18.51
Prestige Employment & General Employment	5	21.20
Stormwater Management Pond	6	3.01
Park	7	1.69
Compensation Area	8	2.92
Environmental Area	9, 10	3.75
Road Widening	11-14	0.31
Right of Way	STREET A, COCHRANE STREET EXTENSION	5.71
<b>Total Site Area</b>		<b>92.95</b>

**TITLE:**  
**DRAFT PLAN OF SUBDIVISION**

**LEGAL DESCRIPTION:**  
DRAFT PLAN OF SUBDIVISION  
PART OF LOT 27 AND 28  
CONCESSION 2  
TOWN OF WHITBY  
REGIONAL MUNICIPALITY OF DURHAM

**PICOV EMPLOYMENT LANDS**



**SURVEYOR'S CERTIFICATE:**  
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 JO BARNES LTD.

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

**REQUIRED INFORMATION:**  
AS REQUIRED UNDER SECTION 51(1) OF THE PLANNING ACT R.S.O. 1990.

**REVISIONS:**

No.	Description	Date	Int.
1	FIRST SUBMISSION	25/10/24	EC
2	SECOND SUBMISSION PER COMMENTS	14/03/25	EC

**APPROVAL STAMP:**

PROJECT No.: 24120  
DATE: May 13, 2024  
SCALE: 1:2000  
DRAWN BY: EC  
CHECKED BY: MP  
**DP-01**

**BIGLIERI GROUP**

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