

Notice of Public Meeting

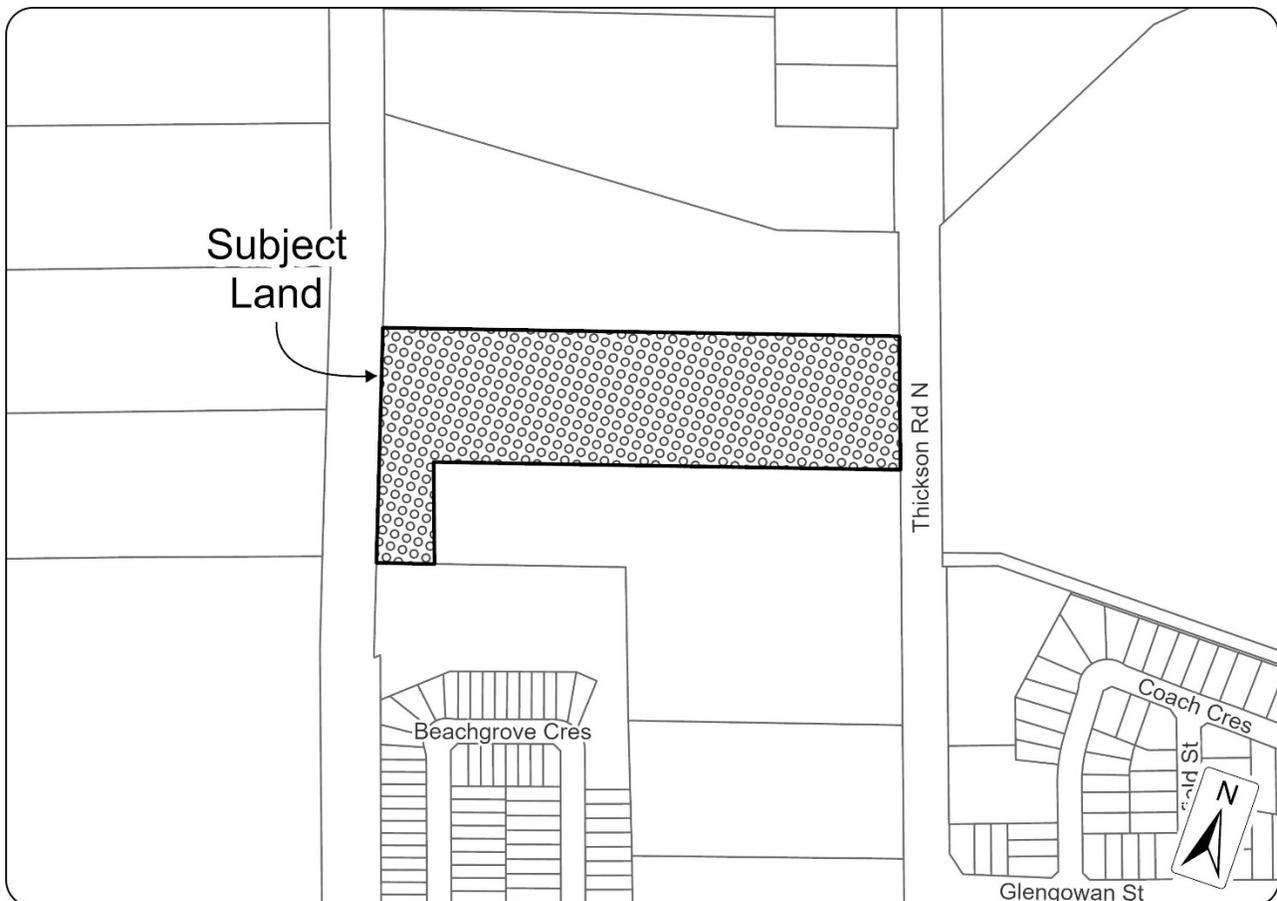
Planning and Development Department

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-52-25 (OPA-2025-W/06, Z-32-25)

A Statutory Public Meeting under the Planning Act will be held to consider Official Plan and Zoning By-law Amendment applications as submitted by 1604007 Ontario Limited.

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

The subject land for which the applications have been filed is located at 4600 Thickson Road North 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.

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/06)

The purpose of the proposed **Official Plan Amendment** is to permit a contractor's yard with outside storage, adjust environmental boundaries through restoring/naturalizing some of the property, and recognize the existing residential use with up to three additional dwelling units.

Proposed Zoning By-Law Amendment to Zoning By-law 1784 (Z-32-25)

The purpose of the **Zoning By-law Amendment** is to re-zone the subject lands in order to permit a contractor's yard with outside storage, while restoring/naturalizing some of the property and recognize the existing residential use with up to three additional dwelling units.

Public Advisory: The Town of Whitby is the approval authority of an Official Plan Amendment adopted by Whitby Council and a Zoning By-law Amendment passed by Whitby Council. A decision by Whitby Council becomes final, subject to any 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 proposed Official Plan Amendment is adopted or before the Zoning By-law Amendment is passed, the specified person or public body is not entitled to appeal the decision and 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 passing of the Zoning By-law Amendment, you must make written request to the Town Clerk, Town of Whitby, 575 Rossland Road East, Whitby, ON, L1N 2M8.

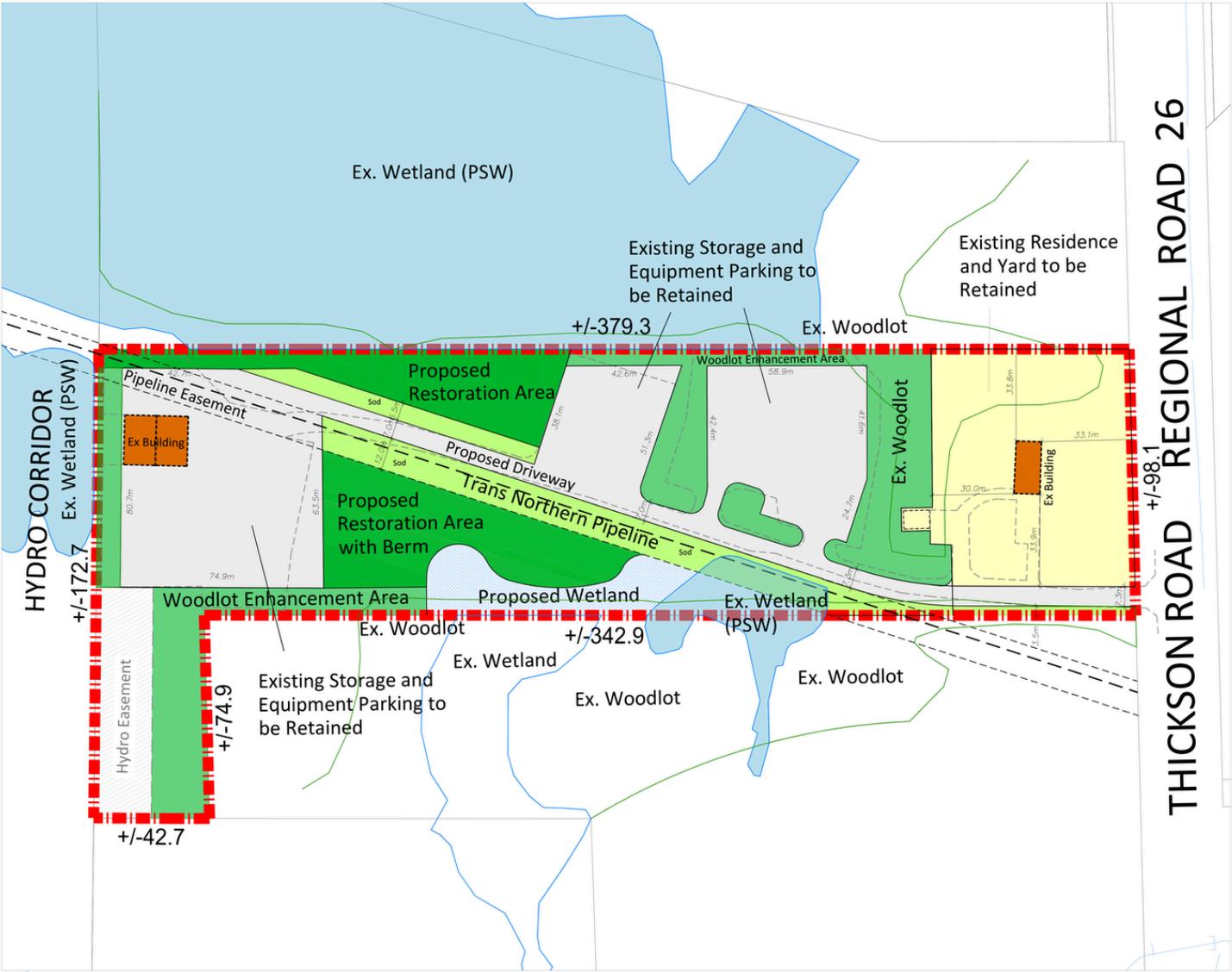
Personal information from those that make either an oral or written submission on the subject application is collected under the authority of the Planning Act R.S.O. 1990 and the applicable implementing Ontario Regulation and will become part of the public record for this application. Questions about 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 or 905.430.4315.



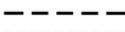
Roger Saunders, M.C.I.P., R.P.P.
Commissioner, Planning and Development
Corporation of the Town of Whitby

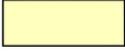
PROPOSED CONCEPT PLAN

ADDRESS: 4600 THICKSON ROAD



LEGEND

-  Property Boundary 4.045 ha
-  Existing Buildings
-  Existing Driveway, Storage Areas and Parking
-  Existing Pipeline and Easement
-  Existing Wetland (MNR)
-  Existing Provincially Significant Wetland(MNR)
-  Existing Hydro Easement 1790m²

- ### PROPOSED
-  Existing Residence and Yard to be Retained 6250m²
 -  Existing Buildings to Remain
 -  Proposed Driveway, Storage Areas and Parking 12,760m²
 -  Proposed Woodlot Enhancement Area 7485m²
 -  Proposed Restoration Area 5900m²
 -  Proposed Wetland 1530m²
 -  Proposed Grass Area 3575m²