

# Notice of Public Meeting

## Planning and Development Department

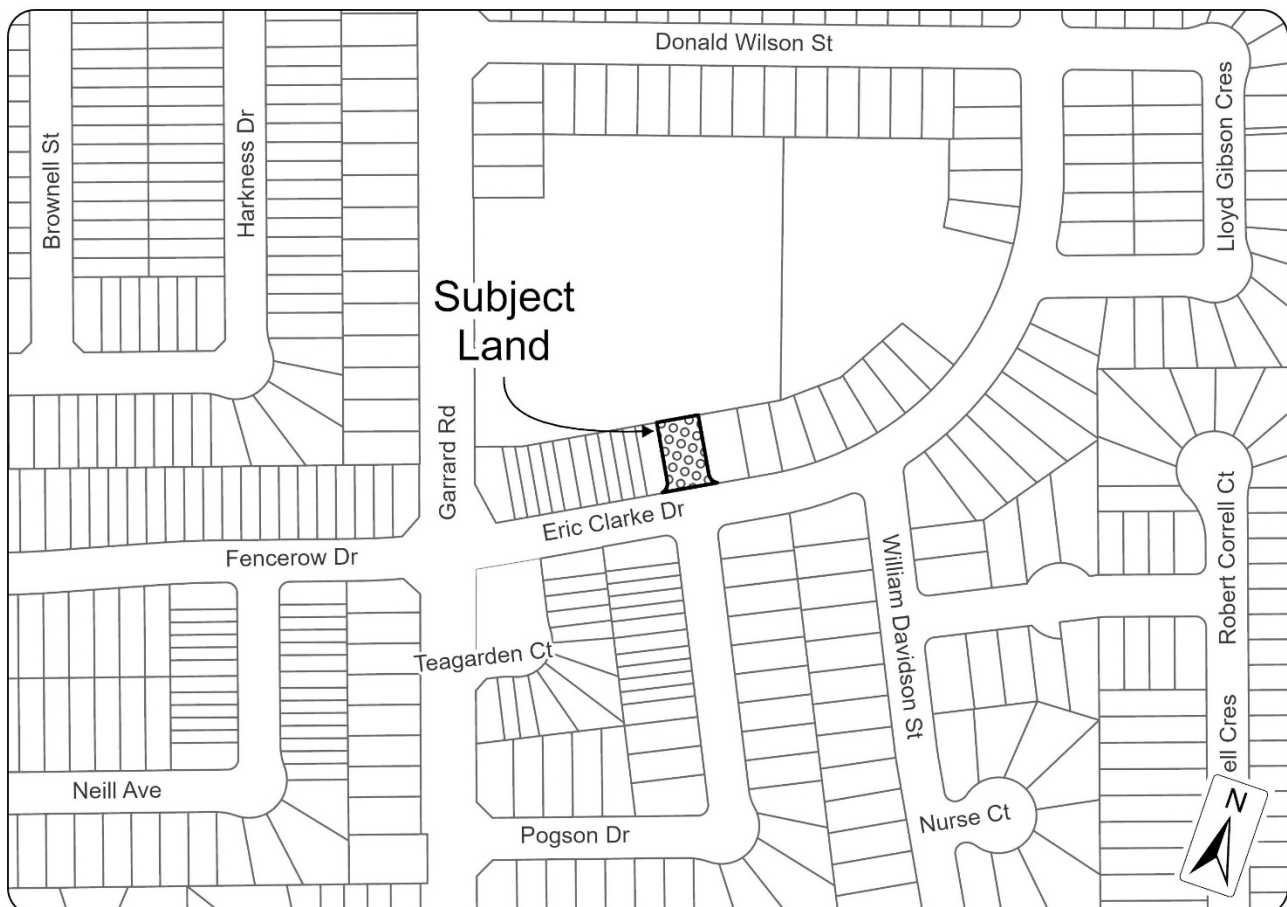


**Meeting Date:** Monday June 15, 2026  
**Meeting Time:** 7:00 p.m. (Applications will be heard at the discretion of the Chair)  
**Meeting Location:** Council Chambers, Whitby Municipal Building  
575 Rossland Road East  
Whitby, Ontario  
**File Number(s):** DEV-18-26 (Z-09-26)

A Statutory Public Meeting under the Planning Act will be held to consider the application as submitted by Tania Lysyk and Olga Lysyk.

The Applicant has submitted all information and fees required to consider the application, in accordance with Section 34 of the Planning Act R.S.O 1990 and Ontario Regulation 545/06.

The subject land for which the application has been filed is located on the north side of Eric Clarke Drive 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 application.

For additional information relating to the application, 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 application before the Town is 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 Meeting**, 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 Meeting.

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

### **Proposed Zoning By-Law Amendment to Zoning By-law 1784 (Z-09-26)**

The purpose of the **Zoning By-law Amendment** is to rezone the subject land to permit the development of three townhouse dwelling units.

**Public Advisory:** 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 Whitby Council 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.

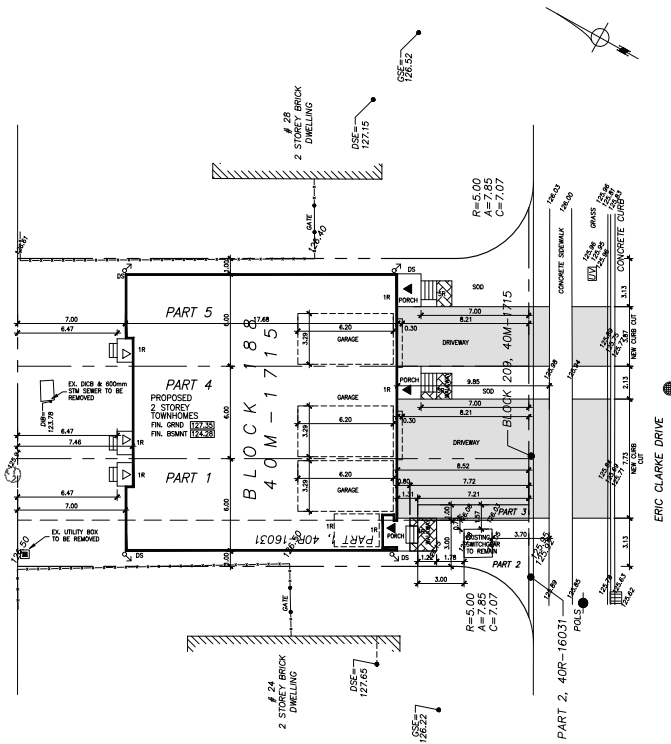
If you wish to be notified of the decision of the Town of Whitby on the proposed Zoning By-law Amendment you must make a written request to the Town Clerk, Town of Whitby, 575 Rossland Road East, Whitby ON, L1N 2M8.

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](mailto: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



**SITE SUMMARY**

**PARTS 1, 2 & 3**

LOT AREA	(m <sup>2</sup> )		% AGE	PERMITTED/ % AGE	
	PROVIDED	REQUIRED		PERMITTED/	REQUIRED
LOT COVERAGE	105.25	44.17%	119.15	50.00%	
LANDSCAPE OPEN SPACE (BLDG+DRIVEWAY)	100.11	42.01%	95.32	40.00%	
BLDG HEIGHT	8.83		9.50		
FLOOR AREAS	(m <sup>2</sup> )	(m <sup>2</sup> )			
GROUND FLOOR	80.72	969			
SECOND FLOOR	105.26	1133			
TOTAL	185.98	2002			

**PART 4**

LOT AREA	(m <sup>2</sup> )		% AGE	PERMITTED/ % AGE	
	PROVIDED	REQUIRED		PERMITTED/	REQUIRED
LOT COVERAGE	104.26	52.34%	99.6	50.00%	
LANDSCAPE OPEN SPACE (BLDG+DRIVEWAY)	62.94	31.60%	79.68	40.00%	
BLDG HEIGHT	8.83		9.50		
FLOOR AREAS	(m <sup>2</sup> )	(m <sup>2</sup> )			
GROUND FLOOR	81.15	873			
SECOND FLOOR	104.26	1122			
TOTAL	185.41	1995			

**PART 5**

LOT AREA	(m <sup>2</sup> )		% AGE	PERMITTED/ % AGE	
	PROVIDED	REQUIRED		PERMITTED/	REQUIRED
LOT COVERAGE	100.19	44.90%	118.25	50.00%	
LANDSCAPE OPEN SPACE (BLDG+DRIVEWAY)	90.31	41.87%	94.0	40.00%	
BLDG HEIGHT	8.83		9.50		
FLOOR AREAS	(m <sup>2</sup> )	(m <sup>2</sup> )			
GROUND FLOOR	83.07	894			
SECOND FLOOR	100.19	1143			
TOTAL	183.26	2037			

NO.	REVISIONS	DATE
1		

CLIENT	REWORKING APPLICATION	APRIL 2024
CLIENT	CITY OF BRANTFORD	NOV. 2021
NO.	ISSUED	DATE

**GENERAL NOTES**  
 ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.  
 CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT.  
 DO NOT SCALE DRAWINGS.  
 ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE OFFICIAL BUILDING CODE.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS SIGNED BY THE ARCHITECT.

**NIA Architects Inc.**  
 10 MILLNER BUSINESS COURT, SUITE 710  
 TORONTO, ONTARIO M1B 3C5  
 www.niarch.com E: info@niarch.com  
 T: 416-270-7910 F: 416-800-5434

**PROPOSED RESIDENTIAL DEVELOPMENT**  
 BLOCK 188 (40M-1715)  
 ERIC CLARKE DRIVE  
 WHITBY, ONTARIO

**ARCHITECTURAL SITE PLAN AND SITE STATS**

DRAWN	PROJECT NO
MAR 2024	2024-08
PROJECT STARTED	FILE NAME
MAR 2024	
PLOTTED DATE	DRAWING NO
APRIL 30, 2024	
SCALE	<b>A1</b>
1:100	
CHECKED	
N.I.	