

# Notice of Public Meeting

## Planning and Development Department

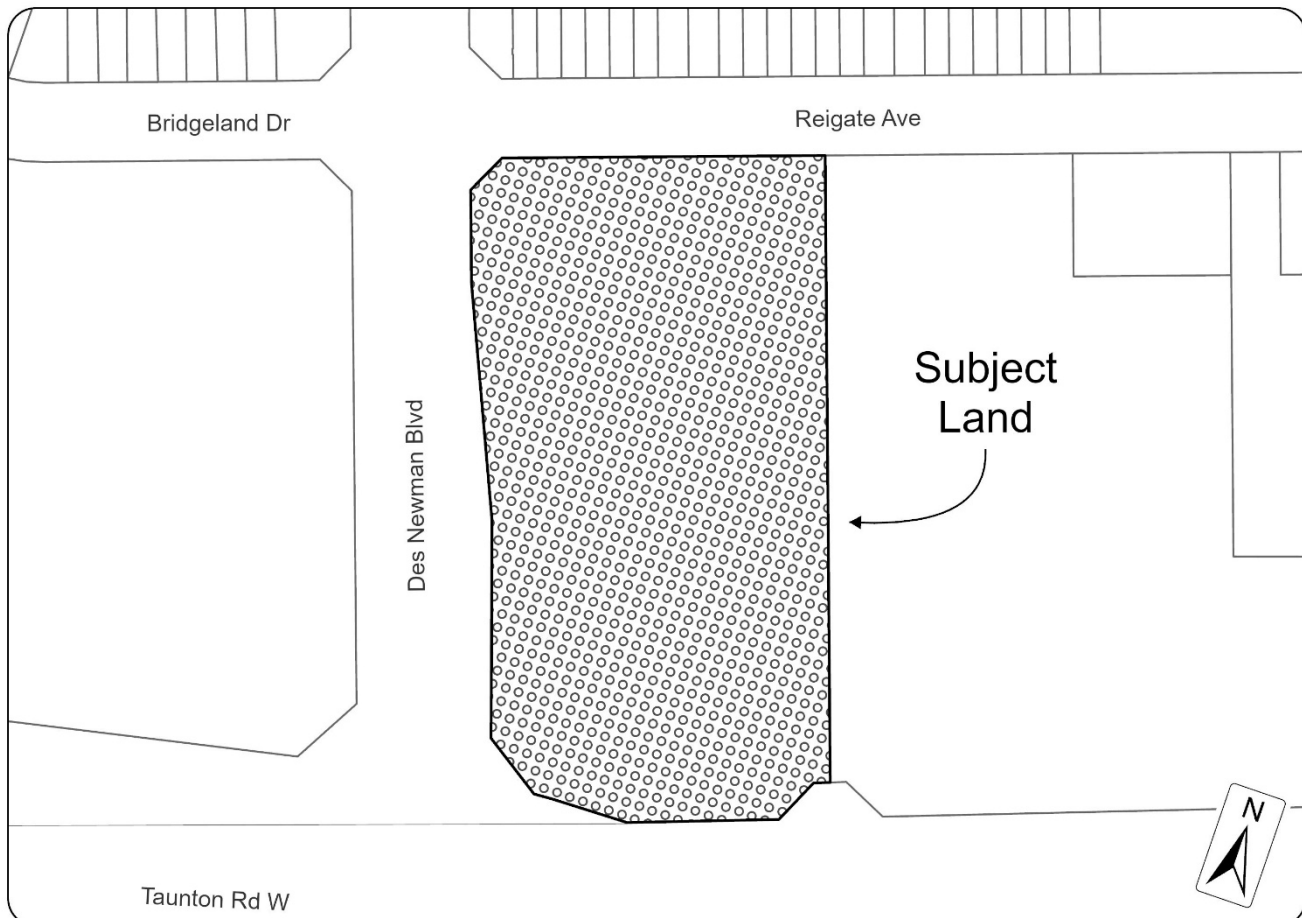


**Meeting Date:** Monday April 27, 2026  
**Meeting Time:** 7:00 p.m. (Applications will be heard at the discretion of the Chair)  
**Meeting Location:** Council Chambers, Whitby Municipal Building  
575 Rossland Road East  
Whitby, Ontario  
**File Number(s):** DEV-07-26 (OPA-2026-W/02)

A Statutory Public Meeting under the Planning Act will be held to consider an application as submitted by Whitby Taunton Holdings Limited.

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

The subject land for which the application has been filed is located at the Northeast corner of Des Newman Blvd and Taunton Road West 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 application. 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 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.

## Application

### Whitby Official Plan Amendment Application (OPA-2026-W/02)


The purpose of the proposed **Official Plan Amendment** is to amend the Official Plan to reduce the required minimum building height from two storeys to one storey for non-residential buildings.

**Public Advisory:** The Town of Whitby is the approval authority of an Official Plan Amendment adopted 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, 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, 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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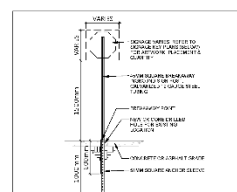
**Roger Saunders, .C.I.P., R.P.P.**  
Commissioner Planning and Development  
Corporation of the Town of Whitby

The owner of the proposed project is hereby certifying that the information provided in this application is true and correct to the best of their knowledge and belief. The owner understands that providing false information is a criminal offence under the Access to Information Act and the Access to Information Act. The owner also understands that providing false information is a criminal offence under the Access to Information Act and the Access to Information Act.



**SITE PLAN LEGEND**

- ENTRANCE
- WALL
- 30-45 DEGREE
- REMOVAL GENERATOR
- SIGN
- F-PLATE (FLUSH PLATE) (HORIZONTAL / VERTICAL)
- PAVING SLAB
- PROPOSED LINE
- 30-45 DEGREE

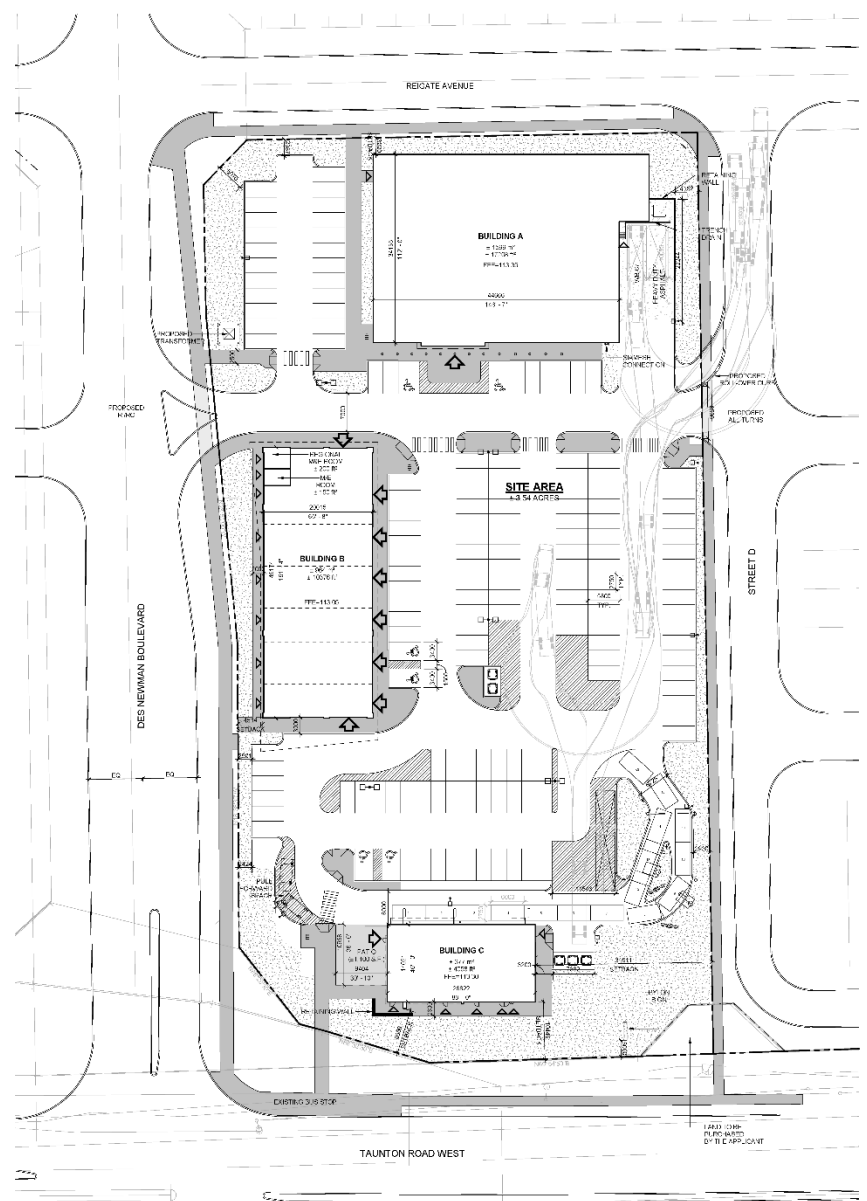


SYMBOL	SIZE	DESCRIPTION
	1.40	STOP SIGN 1.40m x 1.40m RED BACKGROUND BLACK LETTERING
	1.40	PROHIBITORY SIGN 1.40m x 1.40m WHITE BACKGROUND RED BORDER BLACK LETTERING
	1.40	PROHIBITORY SIGN 1.40m x 1.40m WHITE BACKGROUND RED BORDER BLACK LETTERING
	1.40	PROHIBITORY SIGN 1.40m x 1.40m WHITE BACKGROUND RED BORDER BLACK LETTERING
	1.40	PROHIBITORY SIGN 1.40m x 1.40m WHITE BACKGROUND RED BORDER BLACK LETTERING

**2 SIGN LEGEND**

- 1.40

SITE AREA	STATISTICS	43.54 ACRES	81.43 HA
PROPOSED BUILDING A	417,210 S.F.	± 3,502 S.M.	
PROPOSED BUILDING B	410,375 S.F.	± 3,498 S.M.	
PROPOSED BUILDING C	442,500 S.F.	± 3,817 S.M.	
TOTAL BLDG. ENCL. AREA	1,269,985 S.F.	± 10,817 S.M.	
PARKING PROVIDED	156 CARS	0.34 ACRES	0.6 M.
SITE COVERAGE	4.9%	0.005 ACRES	0.02 M.
FLOOR SPACE INDEX			0.20



**1 SITE PLAN**  
A001 1:700

DATE	DESCRIPTION	BY	CHK
2024-04-17	ISSUED FOR PERMIT	JWW	JWW
2024-04-17	ISSUED FOR PERMIT	JWW	JWW

**fieldgate**

**TAUNTON ROAD WEST & CORONATION ROAD**  
WHITBY, ON

**SITE PLAN A1-41**

DATE	DESCRIPTION	BY	CHK
2024-04-17	ISSUED FOR PERMIT	JWW	JWW
2024-04-17	ISSUED FOR PERMIT	JWW	JWW

AS INDICATED

ISSUED BY: **A001** REV: **3**