

Notice of Public Meeting

Planning and Development Department

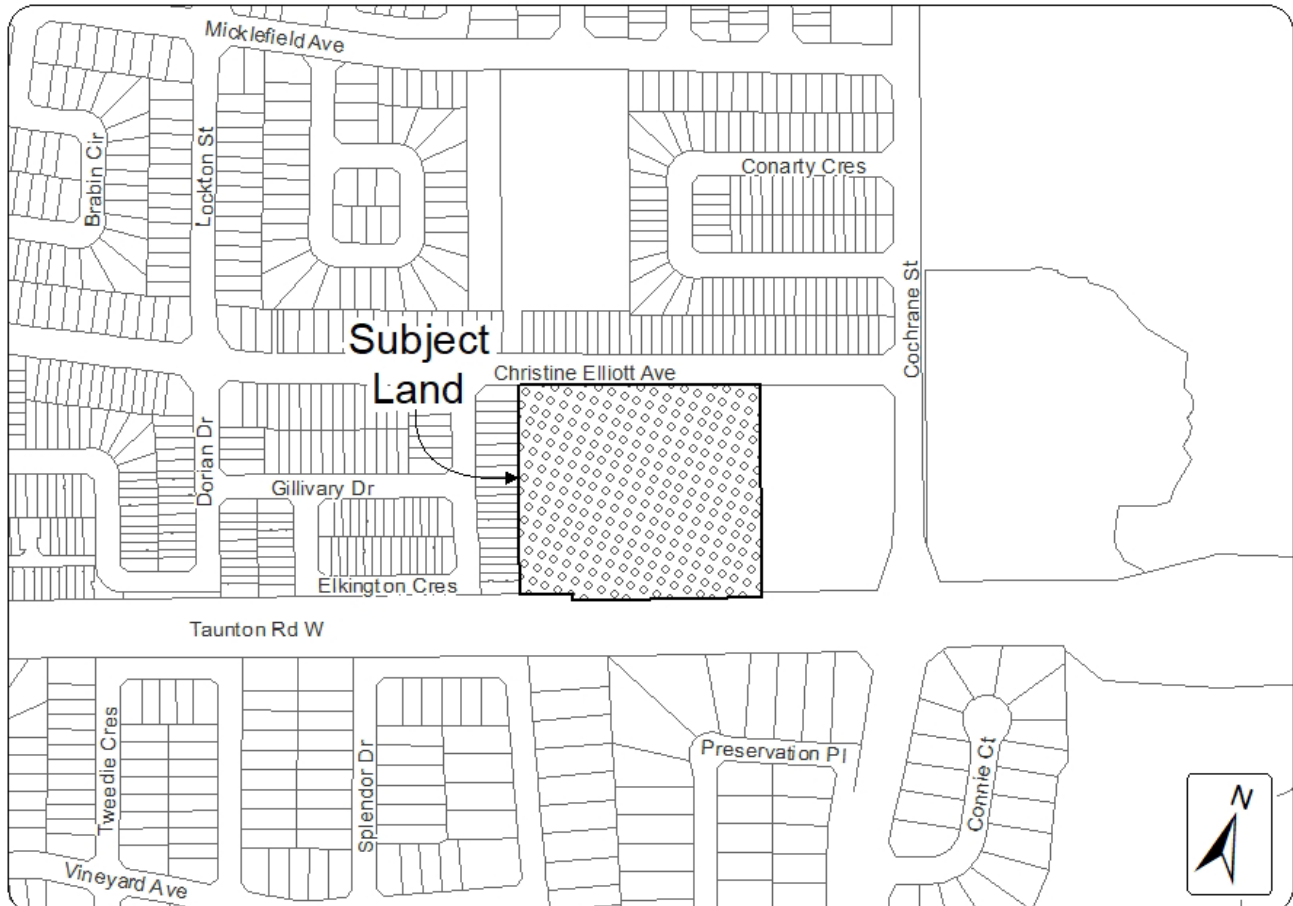


Meeting Date: Monday December 9, 2024
Meeting Time: 7:00 p.m. (Applications will be heard at the discretion of the Chair)
Meeting Location: Council Chambers, Whitby Municipal Building
575 Rosland Road East
Whitby, Ontario
File Number(s): DEV-30-24 (SW-2024-03, Z-14-24)

A Statutory Public Meeting under the Planning Act will be held to consider application(s) as submitted by Strathdale Developments Inc.

The applicant has submitted all information and fees required to consider the applications, in accordance with Sections 51, and 34 of the Planning Act R.S.O 1990 and Ontario Regulation 544/06 & 545/06.

The subject land for which the application(s) have been filed is located within 410 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 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 preserving 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. In-person attendance by the public is permitted, however those wishing to speak during the meeting are asked to complete a [Delegation Request Form](#). Additionally, the meeting is available for viewing through the Town's live stream feed at www.whitby.ca/livestream.

Should you wish to provide comments on this matter, you may submit written correspondence and/or complete 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 10 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

Proposed Plan of Subdivision (SW-2024-03)

The purpose of the proposed **Draft Plan of Subdivision** is to create two blocks for the future mixed-use development comprised of 179 townhouse units and 255 square metres of commercial space.

Public Advisory: The Town of Whitby is the approval authority of Plans of Subdivision. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Whitby in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Whitby Council to the Ontario Land Tribunal . If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Whitby in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the personal 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 in respect of the proposed Plan of Subdivision, 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 or 905.430.4315.

Proposed Zoning By-Law Amendment to Zoning By-law 1784 (Z-14-24)

The purpose of the **Zoning By-law Amendment** is to amend Zoning By-law 1784 to change the current zoning to an appropriate zoning category to permit the proposed mixed-use development.

Public Advisory: Whitby Council is the approval authority of Zoning By-law Amendments passed by the Town of Whitby. If a person or public body would otherwise have an ability to appeal the decision of Whitby Council to the Ontario Land Tribunal but the 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 person or public body is not entitled to appeal the decision. If a 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 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 or 905.430.4315.

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.

A handwritten signature in black ink, appearing to read 'R. Saunders', with a long horizontal flourish extending to the right.

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

4110 TAUNTON ROAD WEST - RESIDENTIAL CONDOMINIUM DEVELOPMENT - SITE PLAN

APPLICATION NUMBER: _____
 APPLICATION NUMBER: _____
 PART OF LOT 29, CONCESSION 4
 CITY OF WATERFRONT MUNICIPALITY OF DURHAM, ONTARIO

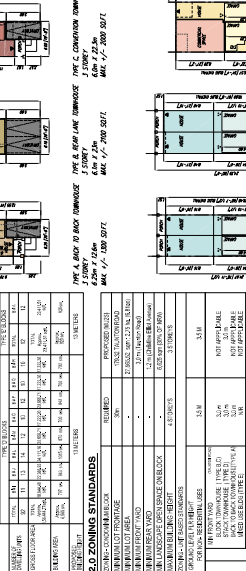
3.0 SITE STATISTICS

1.0 SITE STANDARDS

NAME	PROPOSED	EXISTING	REMARKS
TOTAL AREA	10,000 SQ. M	10,000 SQ. M	
NET LOT AREA	8,500 SQ. M	8,500 SQ. M	
NET DEVELOPABLE AREA	7,500 SQ. M	7,500 SQ. M	
NET RESIDENTIAL AREA	7,500 SQ. M	7,500 SQ. M	
NET COMMERCIAL AREA	0 SQ. M	0 SQ. M	
NET OFFICE AREA	0 SQ. M	0 SQ. M	
NET INDUSTRIAL AREA	0 SQ. M	0 SQ. M	
NET PUBLIC USE AREA	0 SQ. M	0 SQ. M	
NET OPEN SPACE	1,000 SQ. M	1,000 SQ. M	
NET PARKING AREA	1,000 SQ. M	1,000 SQ. M	
NET TOTAL AREA	10,000 SQ. M	10,000 SQ. M	
NET COVERED AREA	10,000 SQ. M	10,000 SQ. M	
NET UNCOVERED AREA	0 SQ. M	0 SQ. M	
NET TOTAL COVERED AREA	10,000 SQ. M	10,000 SQ. M	
NET TOTAL UNCOVERED AREA	0 SQ. M	0 SQ. M	
NET TOTAL AREA	10,000 SQ. M	10,000 SQ. M	

2.0 ZONING STANDARDS

PROPERTY CLASSIFICATION	PERMITTED USES	PERMITTED HEIGHTS	PERMITTED SETBACKS	PERMITTED FLOOR AREA RATIOS	PERMITTED PARKING	PERMITTED SIGNAGE
RESIDENTIAL	RESIDENTIAL UNITS	MAX. 12.0 M	MIN. 3.0 M	MAX. 0.50	MIN. 1.0 PER UNIT	MIN. 1.0 PER UNIT
COMMERCIAL	COMMERCIAL UNITS	MAX. 15.0 M	MIN. 3.0 M	MAX. 0.75	MIN. 1.0 PER UNIT	MIN. 1.0 PER UNIT
INDUSTRIAL	INDUSTRIAL UNITS	MAX. 18.0 M	MIN. 3.0 M	MAX. 1.00	MIN. 1.0 PER UNIT	MIN. 1.0 PER UNIT



3.0 ZONING STANDARDS

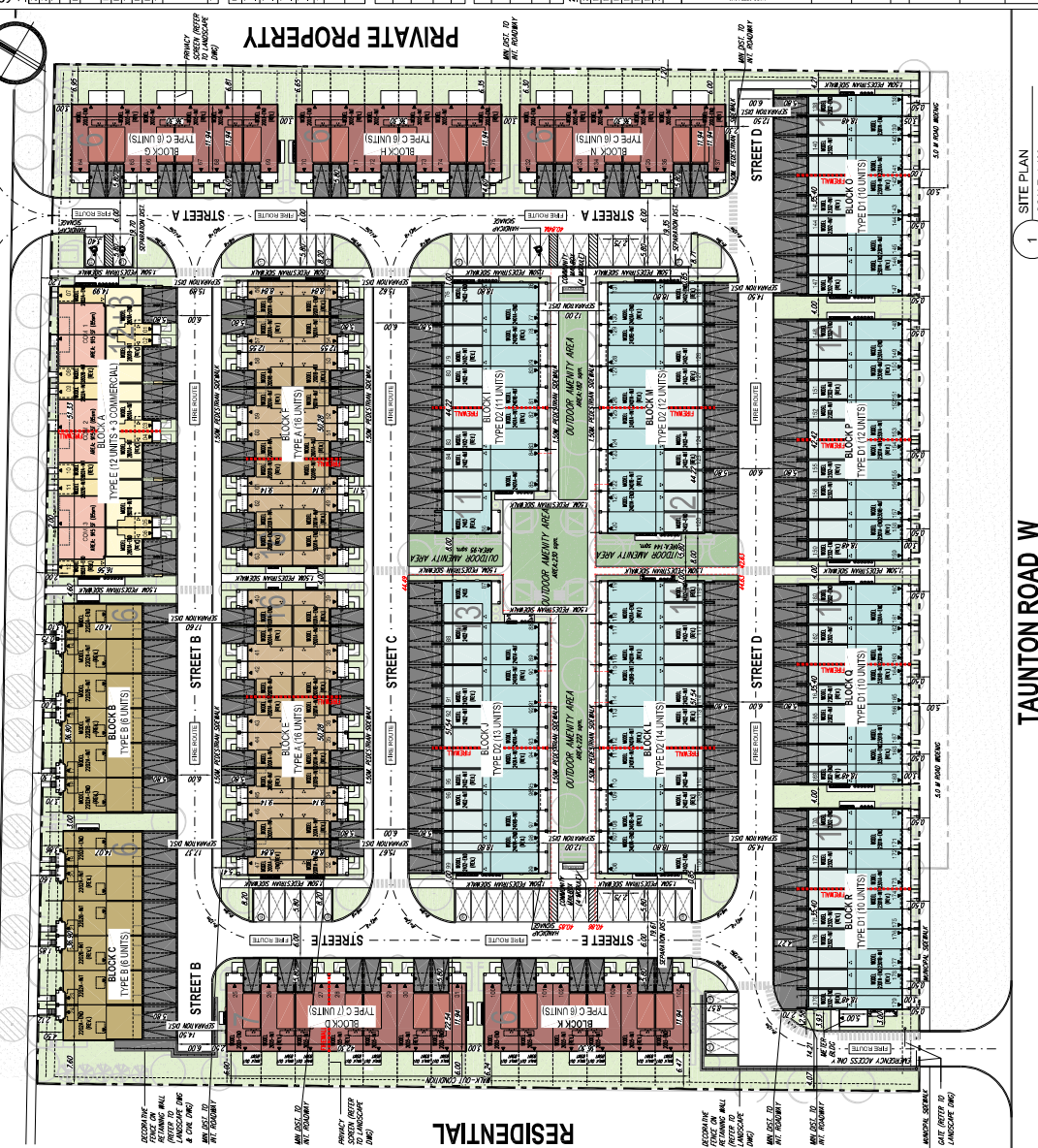
PROPERTY CLASSIFICATION	PERMITTED USES	PERMITTED HEIGHTS	PERMITTED SETBACKS	PERMITTED FLOOR AREA RATIOS	PERMITTED PARKING	PERMITTED SIGNAGE
RESIDENTIAL	RESIDENTIAL UNITS	MAX. 12.0 M	MIN. 3.0 M	MAX. 0.50	MIN. 1.0 PER UNIT	MIN. 1.0 PER UNIT
COMMERCIAL	COMMERCIAL UNITS	MAX. 15.0 M	MIN. 3.0 M	MAX. 0.75	MIN. 1.0 PER UNIT	MIN. 1.0 PER UNIT
INDUSTRIAL	INDUSTRIAL UNITS	MAX. 18.0 M	MIN. 3.0 M	MAX. 1.00	MIN. 1.0 PER UNIT	MIN. 1.0 PER UNIT

4 ARCHITECTURE INC.
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 1000 SHEPPARD AVENUE EAST, SUITE 200, SCARBOROUGH, ONTARIO M1S 1T2
 TEL: (416) 291-1111
 WWW.4ARCHITECTURE.COM

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CHRISTINE ELLIOTT AVENUE



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