



Notice of Public Meeting

Planning and Development Department

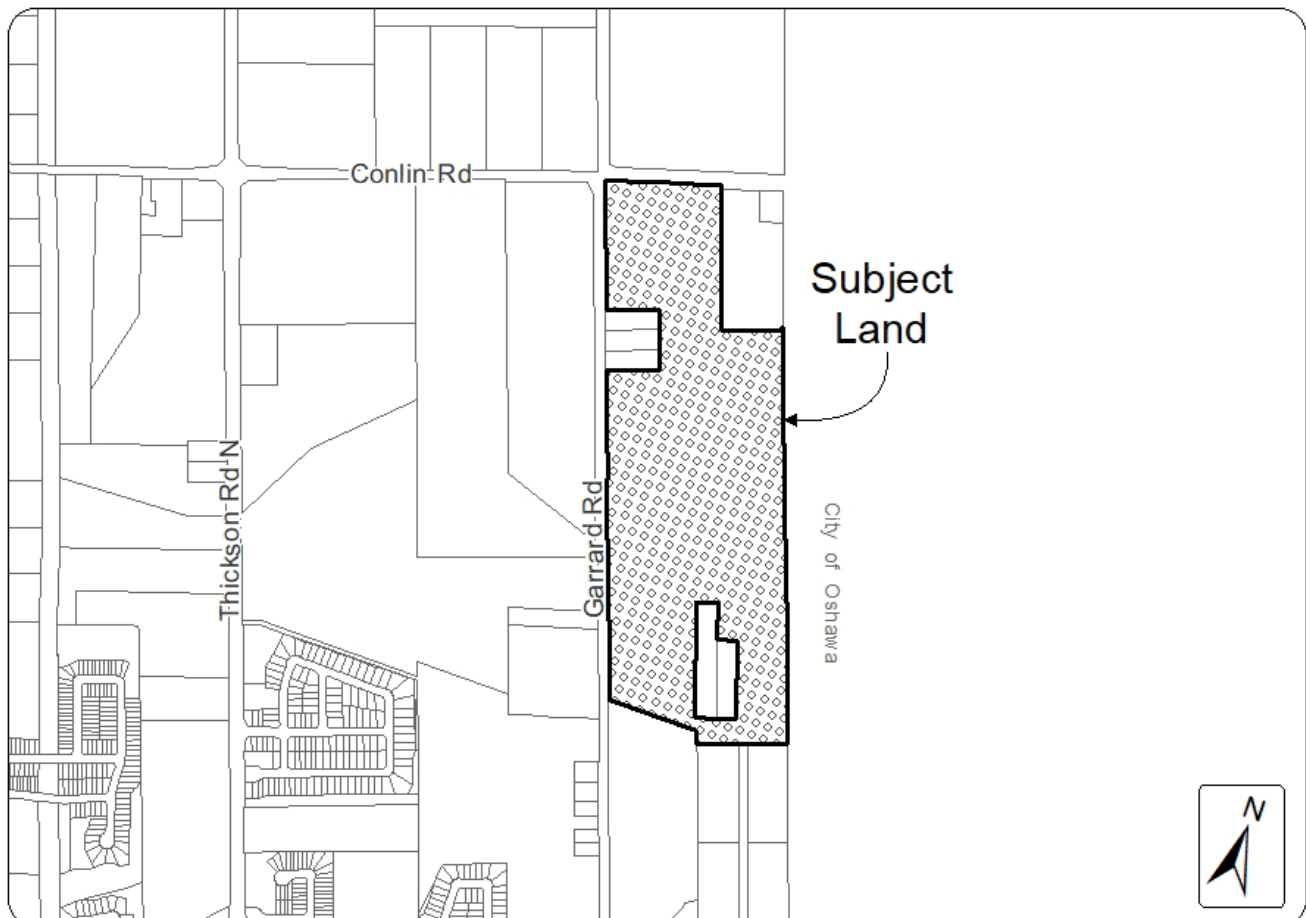
Whitby

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 Rossland Road East
Whitby, Ontario
File Number(s): DEV-31-24 (OPA-2024-W/10, SW-2024-04, Z-15-24)

A Statutory Public Meeting under the Planning Act will be held to consider application(s) as submitted by Anatolia Investments Corp.

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 Regulation 543/06, 544/06 & 545/06.

The subject land for which the application(s) have been filed is located within 975 Conlin Rd , 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

Whitby Official Plan Amendment Application (OPA-2024-W/10)

The purpose of the proposed **Official Plan Amendment** is to amend the Official Plan to delete the future Type C Arterial Road (east of Garrard Road).

Proposed Plan of Subdivision (SW-2024-04)

The purpose of the proposed **Draft Plan of Subdivision** is to create eight (8) blocks consisting of two (2) employment blocks, two (2) open space blocks, and three (3) road widening blocks and an access block.

Proposed Zoning By-Law Amendment to Zoning By-law 1784 (Z-15-24)

The purpose of the **Zoning By-law Amendment** is to rezone the subject property from Agricultural (A) to an appropriate zone category with appropriate provisions to permit the proposed development of industrial warehouses.

Public Advisory:

The Regional Municipality of Durham is the approval authority of an Official Plan Amendment adopted by Whitby Council, unless it is determined that the Amendment is exempt from Regional Approval during the review process. For an exempt Amendment, the decision to adopt by Whitby Council becomes final, subject to an appeal during the statutory appeal period. The Town of Whitby is the approval authority of Plans of Subdivision. Whitby Council is the approval authority of Zoning By-law Amendments passed by the Town of Whitby.

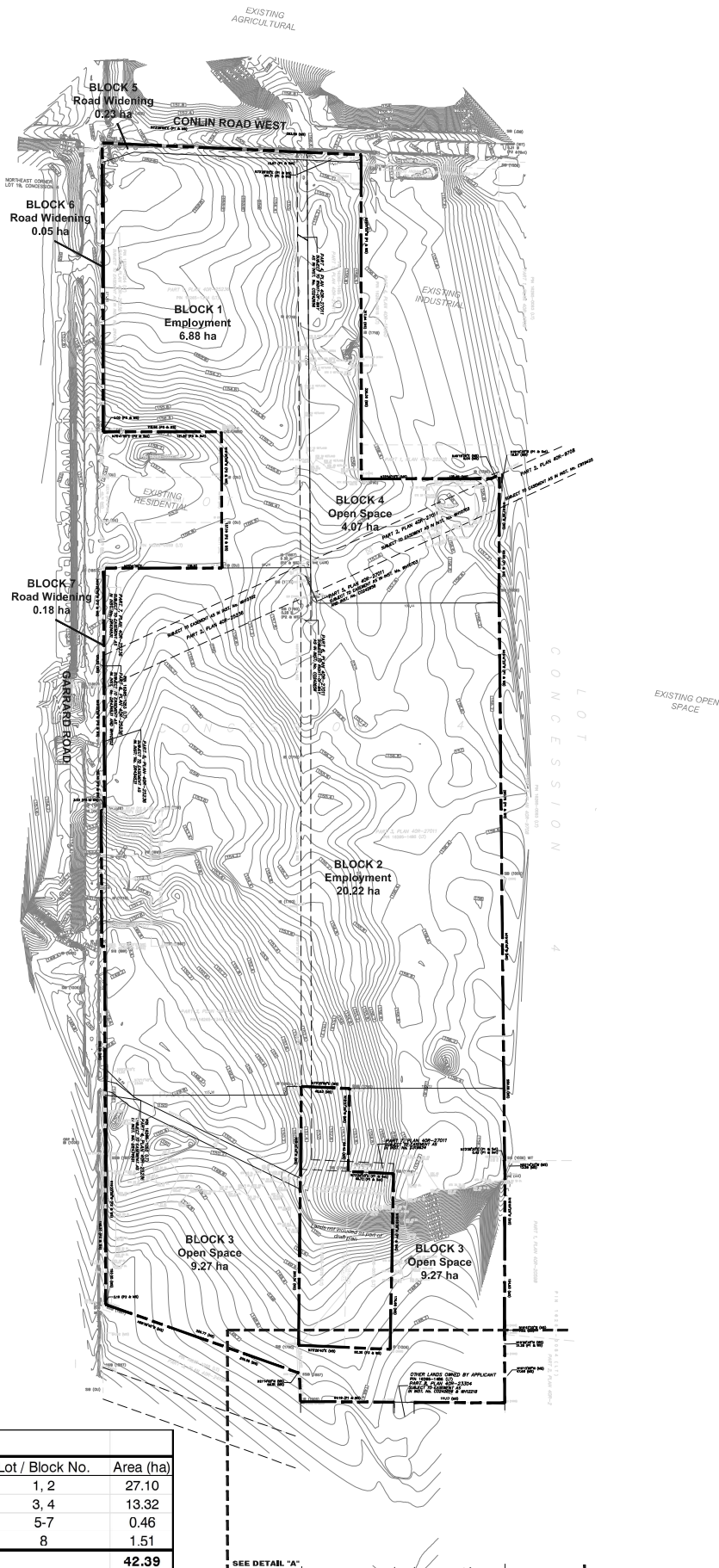
If a person or public body would otherwise have an ability to appeal the decision of the Town of Whitby or the Regional Municipality of Durham to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Whitby before the proposed Official Plan Amendment is adopted or before the Draft Plan of Subdivision is approved or before the Zoning By-law Amendment 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 proposed Official Plan Amendment is adopted or before the Zoning By-law Amendment 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 add the person or public body as party.

If you wish to be notified of the adoption of the proposed Official Plan Amendment or Draft Plan of Subdivision 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. If you wish to be notified of the decision of the Regional Municipality of Durham on the proposed Official Plan Amendment you must make a written request to the Commissioner of Planning, Regional Municipality of Durham, 605 Rossland Road East, Box 623, Whitby, ON, L1N 6A3.

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

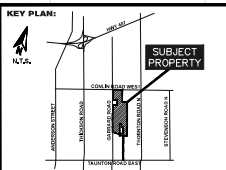


Schedule of Land Use		
Description	Lot / Block No.	Area (ha)
Employment	1, 2	27.10
Open Space	3, 4	13.32
Road Widening	5-7	0.46
Private Access Road	8	1.51
Total Site Area		42.39

SEE DETAIL "A"

APPROVAL STAMP:

TITLE:
DRAFT PLAN OF SUBDIVISION



SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LOTS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LOTS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY ME OR A FELLOW SURVEYOR.
 DATE: 2024-09-23

OWNER'S CERTIFICATE:
 I HEREBY AUTHORIZE THE SURVEYOR GROUP 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.

(S) SEE PLAN
 (R) SEE PLAN
 (S) SEE KEY MAP
 (S) SEE SCHEDULE OF LAND USE
 (S) SEE PLAN
 (S) SEE PLAN

NOTE: DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

REVISIONS

No.	Description	Date	By
1	Revisions for 2nd Submission	09/20/24	

PROJECT No.	23049
DATE:	August 11, 2023
SCALE:	1:2000
DRAWN BY:	EC
CHECKED BY:	MP
DRAWING No.:	DP-01

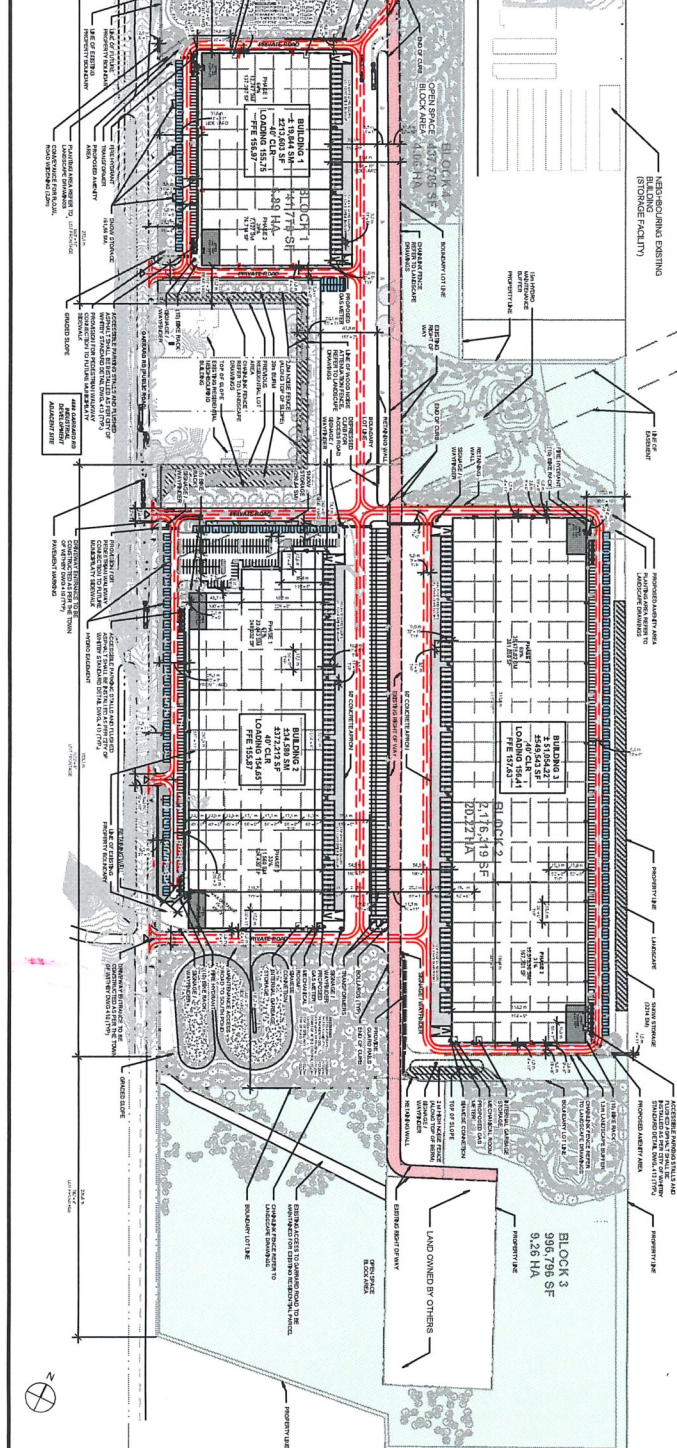
LEGAL DESCRIPTION:
 DRAFT PLAN OF SUBDIVISION
 PART OF LOT 18
 CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF WHITBY
 TOWN OF WHITBY
 REGIONAL MUNICIPALITY OF DURHAM

ANATOLIA
4605 Garrard Road and
975 Conlin Road, Whitby

BIGLIERI GROUP

2172 Kingston Road, Toronto
 27 King Street W, Suite 1015, Mississauga, ON L4R 1A9
 (905) 899-2419
 info@biglierigroup.com

OVERALL SITE PLAN



SITE STATISTICS		REQUIRED MIN ZONE	PROPOSED
MINIMUM LOT AREA	4,300 sq ft	2,350 sq ft (0.5377 Acre)	4,300 sq ft
LOT COVERAGE	25%	32%	32%
MINIMUM SETBACK	5.0m	5.0m	5.0m
MINIMUM HEIGHT	2.1m	1.8m	2.1m
MINIMUM LOT AREA (BLOCK 1)	12,222 sq ft	14,000 sq ft	12,222 sq ft
MINIMUM LOT AREA (BLOCK 2)	12,222 sq ft	14,000 sq ft	12,222 sq ft

BLOCK 1 BUILDING STATISTICS		BLOCK 2 BUILDING STATISTICS		BLOCK 3 BUILDING STATISTICS	
AREA	4,300 SF	AREA	4,300 SF	AREA	4,300 SF
PERIMETER	150m	PERIMETER	150m	PERIMETER	150m
HEIGHT	2.1m	HEIGHT	2.1m	HEIGHT	2.1m
LOTTING SPACES	4	LOTTING SPACES	4	LOTTING SPACES	4
CAR SPACES	16	CAR SPACES	16	CAR SPACES	16
LOTTING SPACES	4	LOTTING SPACES	4	LOTTING SPACES	4
CAR SPACES	16	CAR SPACES	16	CAR SPACES	16
LOTTING SPACES	4	LOTTING SPACES	4	LOTTING SPACES	4
CAR SPACES	16	CAR SPACES	16	CAR SPACES	16

LEGENDS

- ▭ PROPOSED
- ▭ EXISTING
- ▭ FUTURE DEVELOPMENT
- ▭ FUTURE DEVELOPMENT (CONCEPTUAL)
- ▭ FUTURE DEVELOPMENT (CONCEPTUAL) - LIMITED ACCESS
- ▭ FUTURE DEVELOPMENT (CONCEPTUAL) - LIMITED ACCESS
- ▭ FUTURE DEVELOPMENT (CONCEPTUAL) - LIMITED ACCESS

PROPOSED FOR ANATOLIA CAPITAL CORP.

915 CONRAIN ROAD, WILSON

PROJECT FOR ANATOLIA CAPITAL CORP.

411 Richmond Street E
Toronto, Ontario M5G 1S5
416-593-9179
www.powersbrownarchitecture.com

SCALE: 1:200

SHEET NUMBER: AS101