



Notice of Public Meeting

Planning and Development Department

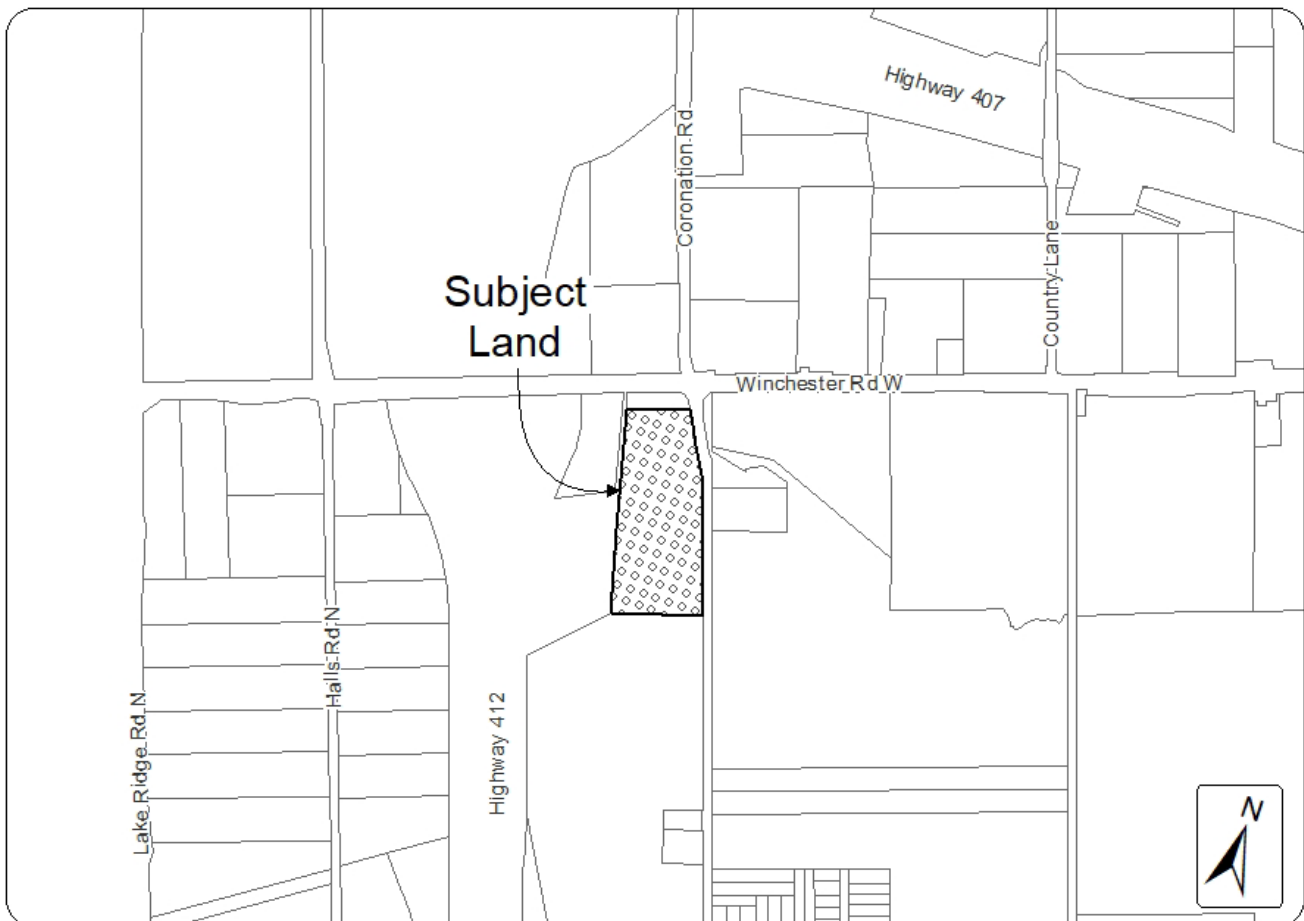
Whitby

Meeting Date: Monday February 10, 2025
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-42-24 (OPA-2024-W/11, Z-22-24)

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

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 application(s) have been filed is located within 5900 Coronation 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 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-2024-W/11) and Proposed Zoning By-Law Amendment to Zoning By-law 1784 (Z-22-24)

The purpose of the proposed **Official Plan Amendment** and **Zoning By-law Amendment** is to Permit a Concrete Batching Plant, Aggregate Related Recycle Transfer Station and a Soil and Gravel Depot on the subject land.

Public Advisory: Whitby Council is the approval authority of an Official Plan Amendment adopted by Town of Whitby. Whitby Council is the approval authority of Zoning By-law Amendments passed by the Town of Whitby. The decision by Whitby Council to adopt an Official Plan Amendment and to amend the Zoning By-law becomes final, subject to an appeal during the statutory appeal period.

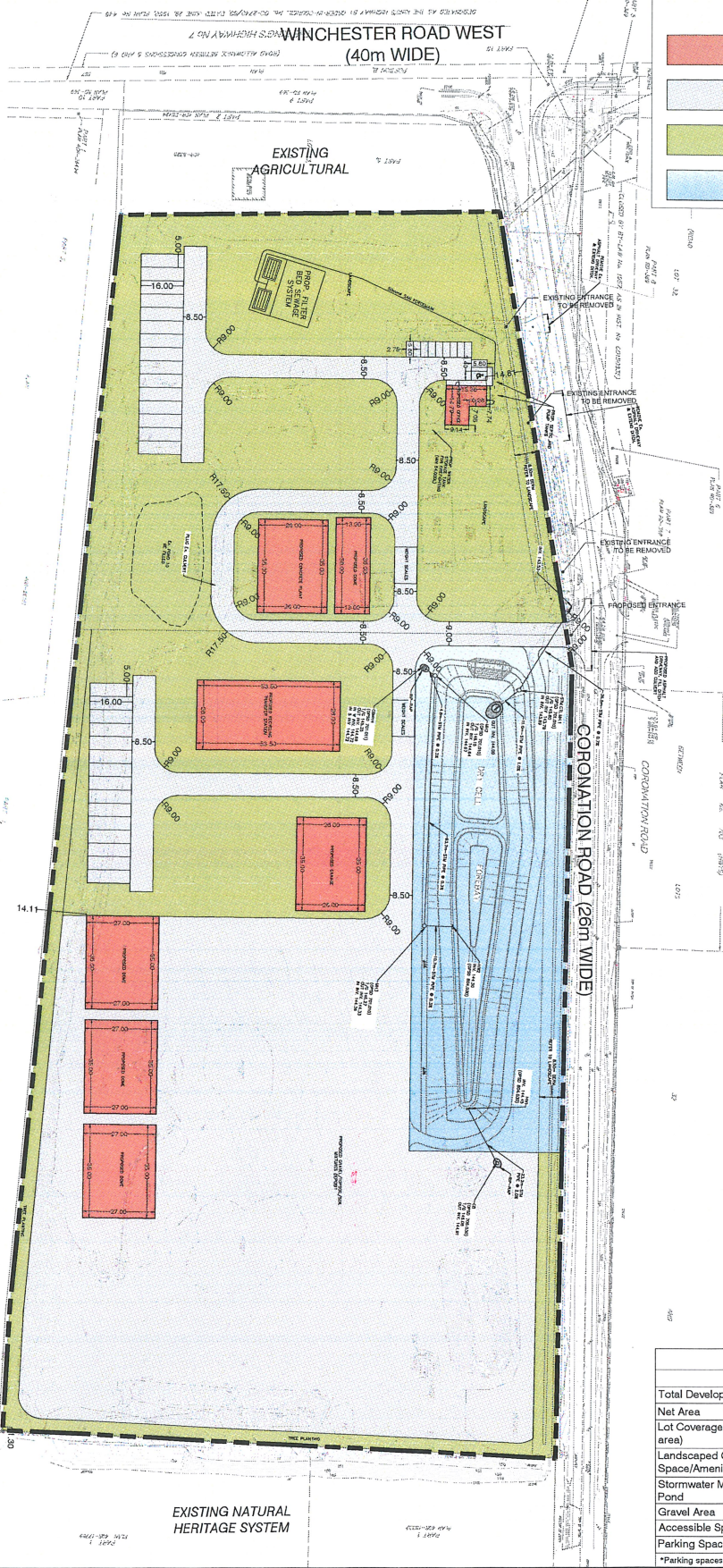
If a specified person or public body would otherwise have an ability to appeal the decision of the Town of Whitby to the Ontario Land Tribunal but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Whitby before the proposed 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 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



LEGEND

| | |
|---|-----------------------|
| | BUILDINGS |
| | GRAVEL AREA |
| | LANDSCAPED/OPEN SPACE |
| | SWM POND |

EXISTING NATURAL HERITAGE

EXISTING AGGREGATE OPERATION / FUTURE GOLF COURSE

HIGHWAY 412

CORONATION ROAD (26m WIDE)

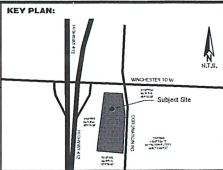
WINCHESTER ROAD WEST (40m WIDE)

STATISTICS

| | Required | Provided |
|-------------------------------------|-----------|---------------|
| Total Developable Area | | 8.52 ha |
| Net Area | | 8.52 ha |
| Lot Coverage (% of net area) | | 0.67 ha (8%) |
| Landscaped Open Space/Amenity Space | | 2.93 ha (34%) |
| Stormwater Management Pond | | 1.09 ha (13%) |
| Gravel Area | | 3.83 ha (45%) |
| Accessible Spaces | 1 Spaces | 1 Spaces |
| Parking Spaces* | 11 Spaces | 11 Spaces |

*Parking spaces include accessible spaces

TITLE:
CONCEPTUAL SITE PLAN



LEGAL DESCRIPTION:
PLAN OF SUBDIVISION TOPOGRAPHY OF PART OF LOT 33 CONCESSION 5 (GEOGRAPHIC TOWNSHIP OF WHITBY) TOWN OF WHITBY REGIONAL MUNICIPALITY OF DURHAM

**5900 Coronation Road
Town of Whitby**

REVISIONS

| No. | Description | Date | Int. |
|-----|-------------|------|------|
| 3 | | | |
| 2 | | | |
| 1 | | | |

PROJECT No: 20642
DATE: SEPTEMBER 14, 2022
SCALE: 1/8"=1'-0"
DRAWN BY: EC CHECKED BY: MP
DRAWING No: **CSP-01**

BIGLIERI GROUP

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