Notice of Public Meeting

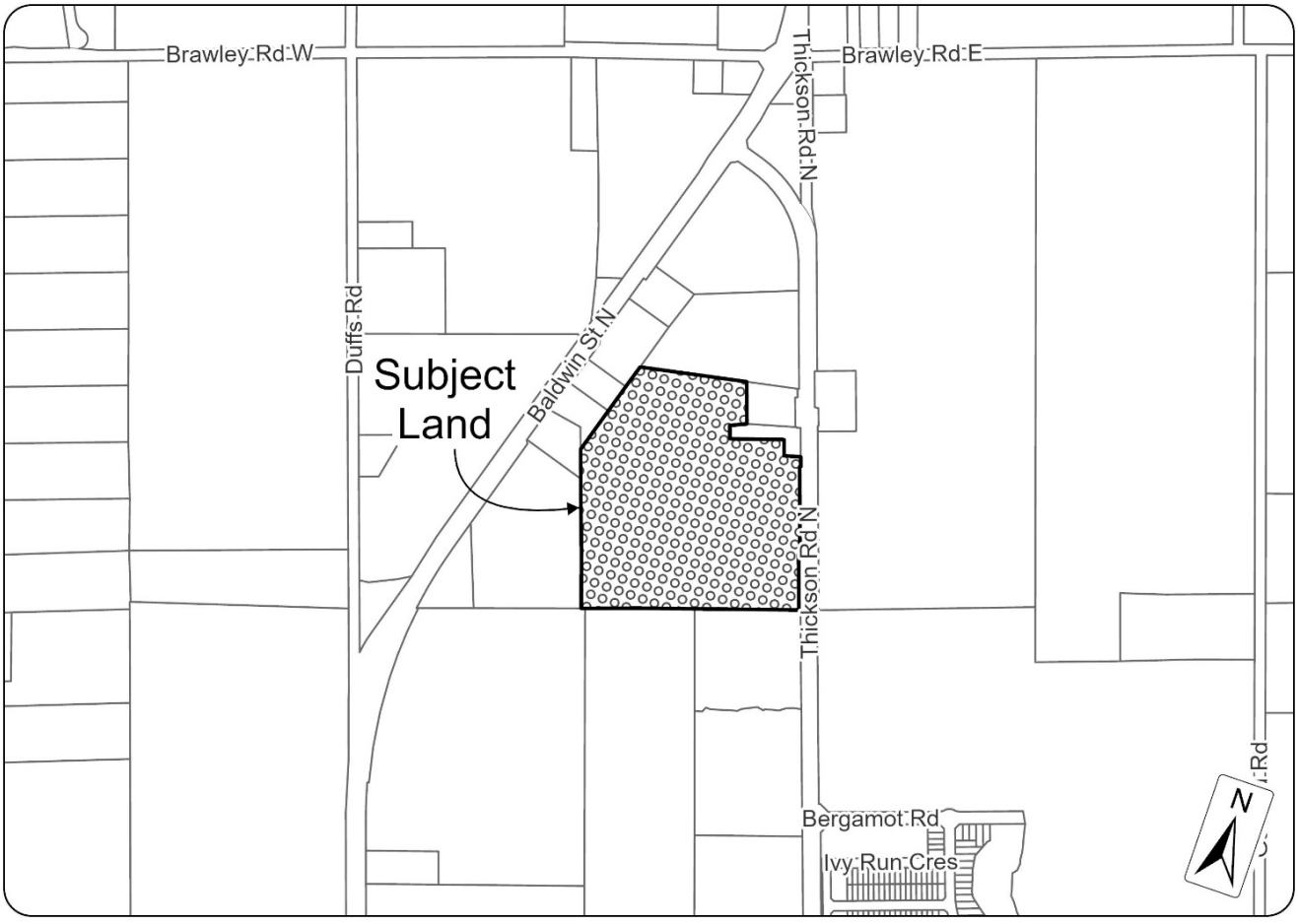
Planning and Development Department

Meeting Date:	**Monday November 23, 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-31-26 (SW-2026-01, Z-12-26)**

A Statutory Public Meeting under the Planning Act will be held to consider the applications as submitted by 7510 Thickson Road Holdings Inc., 2656377 Ontario Inc., and North Whitby Holdings Inc.

The applicant has submitted all information and fees required to consider the

The subject land for which the applications have been filed is located at 7510 and 7570 Thickson Road North 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 these applications. 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

Proposed Plan of Subdivision (SW-2026-01)

The purpose of the proposed **Draft Plan of Subdivision** is to permit the development of the site for a plan of subdivision consisting of 148 single detached dwellings, 64 townhouse dwellings, a mixed use block, park block, stormwater management pond, natural heritage blocks, emergency access block, future development block, road widening block and roads.

Proposed Zoning By-Law Amendment to Zoning By-law 1784 (Z-12-26)

The purpose of the **Zoning By-law Amendment** is to rezone the subject land to appropriate zone categories to permit the proposed draft plan of subdivision.

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

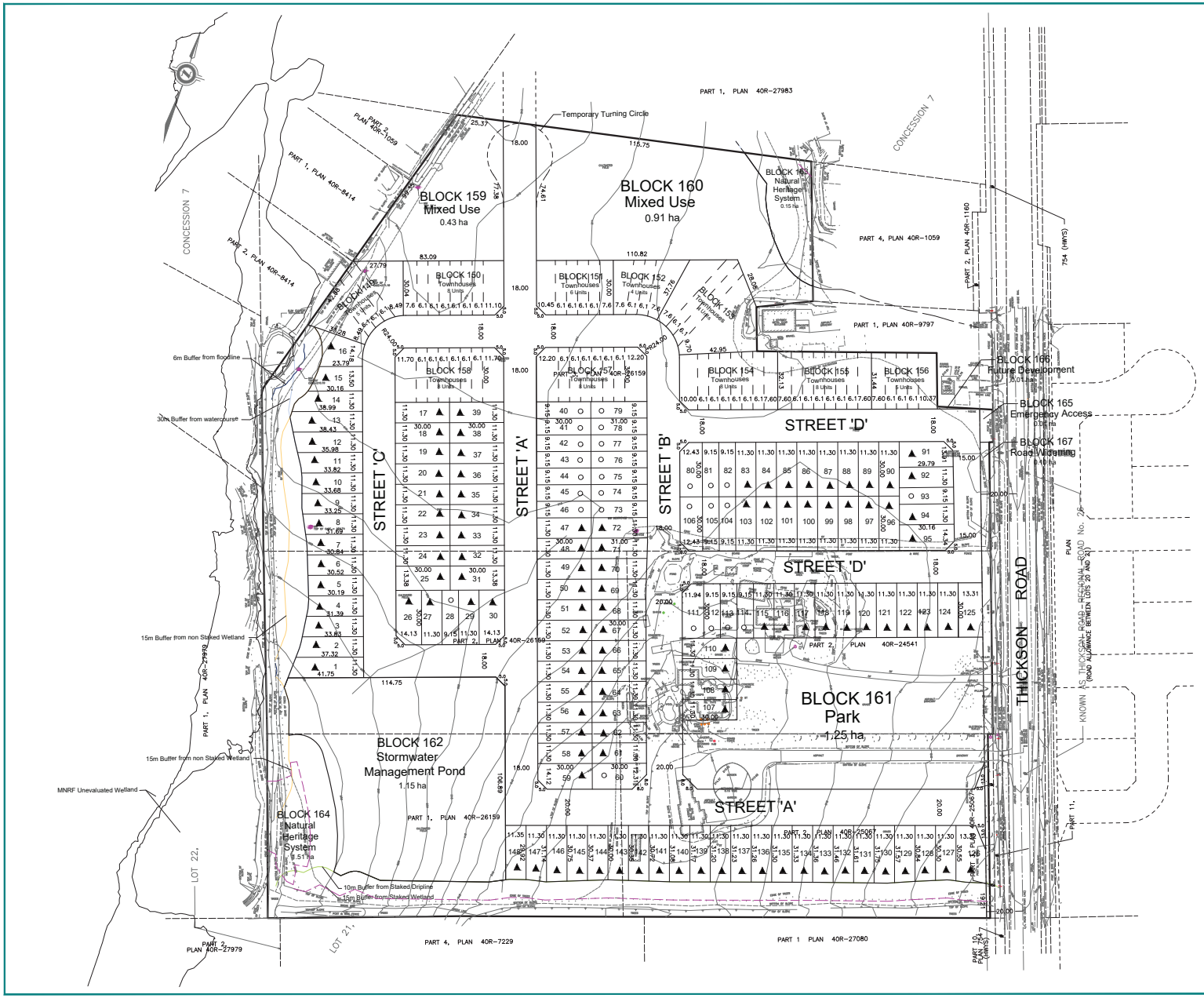
If a specified person or public body would otherwise have an ability to appeal the decision of the Town of Whitby to the Ontario Land Tribunal but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Whitby before the Zoning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



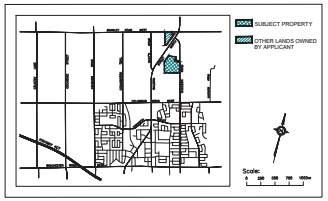
Roger Saunders, M.C.I.P., R.P.P.
Commissioner, Planning and Development
Corporation of the Town of Whitby



DRAFT PLAN OF SUBDIVISION XXT-XXXXXX

Part of Lot 21
Concession 7,
(Geographic Township of Whitby)
Now in the
Town of Whitby
Regional Municipality of Durham

KEY PLAN



SCHEDULE OF LAND USE

Block No.	Land Use	Units	Area(ha)
1-148	▲ Single Family min. 11.3m (37ft)	121	5.05
	○ Single Family min. 9.15m (30ft)	27	
149-158	Street Townhouses min. 6.1m (20ft)	64	1.58
159-160	Mixed Use		1.34
161	Park		1.25
162	Stormwater Management Pond		1.15
163-164	Natural Heritage System		1.66
165	Emergency Access		0.01
166	Future Development		0.01
167	Road Widening		0.10
	Roads (Streets A-D) 20m R.O.W. - 400m; 18m R.O.W. - 1,160m; 15m R.O.W. - 95m		3.07
Total	1,655m	212	15.22

OWNER'S AUTHORIZATION

We , North Whitby Holdings Inc., 2656377 Ontario Inc. and 7510 Thickson Road Holdings Inc. hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of of Subdivision to the Town of Whitby.

North Whitby Holdings Inc., 2656377 Ontario Inc. and 7510 Thickson Road Holdings Inc.

OCTOBER 6, 2026
Date

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

Brett Coons, O.L.S.
J.D. Barnes Limited

September 3, 2026
Date

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13 (R.S.O. 1990).
(a),(e),(f),(g),(j),(l) - As shown of the Draft Plan.
(b),(c) - As shown on the Draft and Key Plan.
(d) - Land to be used in accordance with the Schedule of Land Use.
(i) - Soil is sands, silts, clay and till's.
(h),(k) - Full municipal services to be provided.

NOTE: Contours relate to Canadian Geodetic Datum.
Contour interval is 1m with .25m interpolated.

Scale: 1:1000

0 20 40 60 80m

Date	Revision	BY
Oct 14/22		
Apr 03/23		
Feb 8/24		
Mar 22/25		
Jun 5/25		
Mar 6/26		

Prepared For:
North Whitby Holdings Inc.
2656377 Ontario Inc.
7510 Thickson Road Holdings Inc.

MGP File: 20-2921

MGP