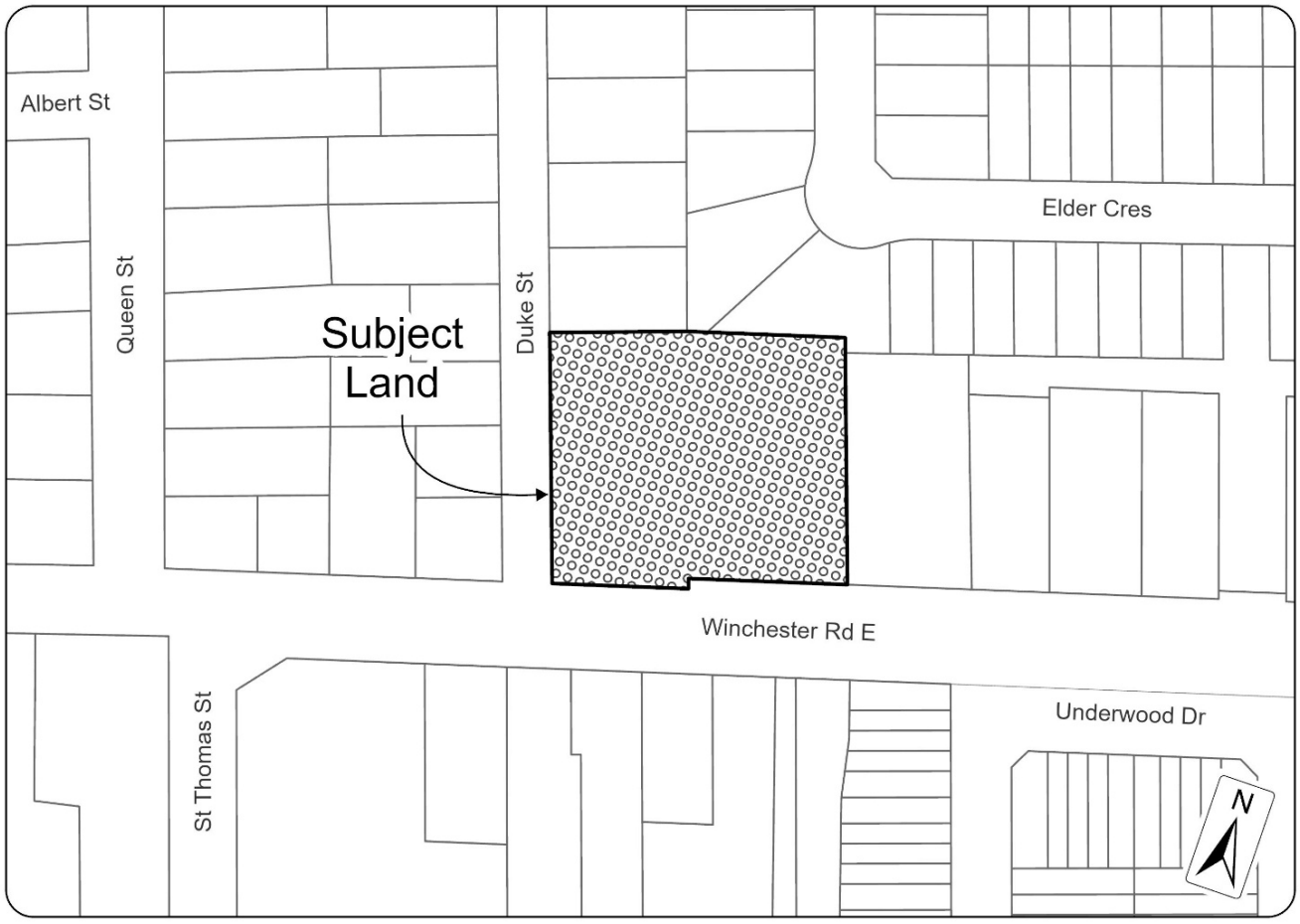
Notice of Public Meeting
Planning and Development Department

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-26-26 (Z-11-26)**

A Statutory Public Meeting under the Planning Act will be held to consider the application as submitted by Winchester LP, Winchester GP Inc.

The Applicant has submitted all information and fees required to consider the application, in accordance with Section 34 of the Planning Act R.S.O 1990 and Ontario Regulation 545/06.

The subject land for which the application has been filed is located within 114 Winchester Rd E and 7 Duke Street 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 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.

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 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.

Application

Proposed Zoning By-Law Amendment to Zoning By-law 1784 (Z-11-26)

The purpose of the **Zoning By-law Amendment** is to amend Zoning By-law 1784 to re-zone the subject land from "Brooklin Secondary Plan Commercial (C2-S-BP)" to a site-specific Mixed-Use zone to permit 4 townhouse blocks, consisting of 49 residential dwelling units and 5 commercial units.

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



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



SITE PLAN. SCALE 1:150



KEY PLAN

SITE STATISTICS		
SITE (LOT) AREA:	6114.707 m²	100 %
TOTAL BUILDING AREA COVERAGE: BLOCK 1, BLOCK 2, BLOCK 3, BLOCK 4A, BLOCK 4B, PORCH & STAIRS WATER METER ROOM	3071.859 m² 816.944 m² 498.006 m² 715.182 m² 393.12 m² 487.65 m² 146.957 m² 14.000 m²	50.24 %
PAVED AREA:	1513.926 m²	24.76 %
LANDSCAPE AREA: SOFT LANDSCAPE AREA : HARD LANDSCAPE AREA [1] :	1528.922 m² 1001.822 m² 527.1 m²	25.00 %
NUMBER OF UNITS :	49	
NUMBER OF PARKING SPACES [2].	84	
RESIDENTIAL PARKING (RP): GARAGE: OUTDOOR PARKING SPACES :	59 52 7	
COMMERCIAL PARKING: GARAGE: OUTDOOR PARKING SPACES COMMERCIAL/VISITOR(R): RETAIL AREA TOTAL: REQUIRED PARKING SPACE :	25 5 20 391.9 m² 1 PARKING SPACE / 23 m² OF RETAIL AREA, 17	
TOTAL GFA: TOTAL PRIVATE AMENITY SPACE: TOTAL BUILDING FLOOR AREA: BUILDING FLOOR AREA RATIO (FSI):	8062.85 m² 678.62 m² 9814.74 m² 1.61	
TOTAL SNOW STORAGE AREA REQUIRED (2.02% OF PAVED AREA): PROPOSED:	30.58 m² 30.58 m²	

[1] - HARD LANDSCAPE AREA INCLUDES: SIDEWALKS, WALKWAYS, CURBS.
[2] - GARAGE + PARKING SPACES

FSI CALCULATION			
	TOTAL BUILDING FLOOR AREA, m²	SITE AREA, m²	FSI
BLOCK 1	3020,63		
BLOCK 2	1841,37		
BLOCK 3	2644,34		
BLOCK 4A + BLOCK 4B	2308,40		
TOTAL	9814,74	6114,71	1,61

SITE STATISTICS

BLOCK 1 FFE (±0.000) = 163.55. BLOCK 2 FFE (±0.000) = 163.40. BLOCK 3 FFE (±0.000) = 163.40. BLOCK 4 FFE (±0.000) = 163.40

File Number: PRE-22-22 | PRELIMINARY

No.	Reference	Date	Revisions
5	Re-issued	Apr. 30, 2026	
4	Re-issued	Apr. 22, 2026	
3	Re-issued	Apr. 10, 2026	
2	Re-issued	Apr. 06, 2026	
1	Issued	May. 24, 2026	
11	Issued for SPA	June 26, 2026	
10	Re-issued	June 11, 2026	
9	Re-issued	May 29, 2026	
8	Re-issued	May 21, 2026	
7	Re-issued	May 14, 2026	
6	Re-issued	May 5, 2026	
12	Revised	Aug 6, 2026	

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT
DO NOT SCALE THE DRAWINGS
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT

SHEET PRINT SIZE 24" x 36"
36 JANESVILLE ROAD
Thornhill, Ontario L4J 6Z9
Telephone (905) 707-1996
Facsimile (905) 707-3474

ASSOCIATION OF ONTARIO ARCHITECTS
JONATHAN WEIZEL LICENCE 3237

JONATHAN WEIZEL ARCHITECT

Project: MIXED-USE DEVELOPMENT
114 Winchester Road East, Whitby, Ontario

Drawing Title: SITE PLAN
Drawn by: ND | Checked by: JW | Date: May, 24, 2026 | Scale: 1:150 | Project Number: 226/03 | Drawing Number: A-001