

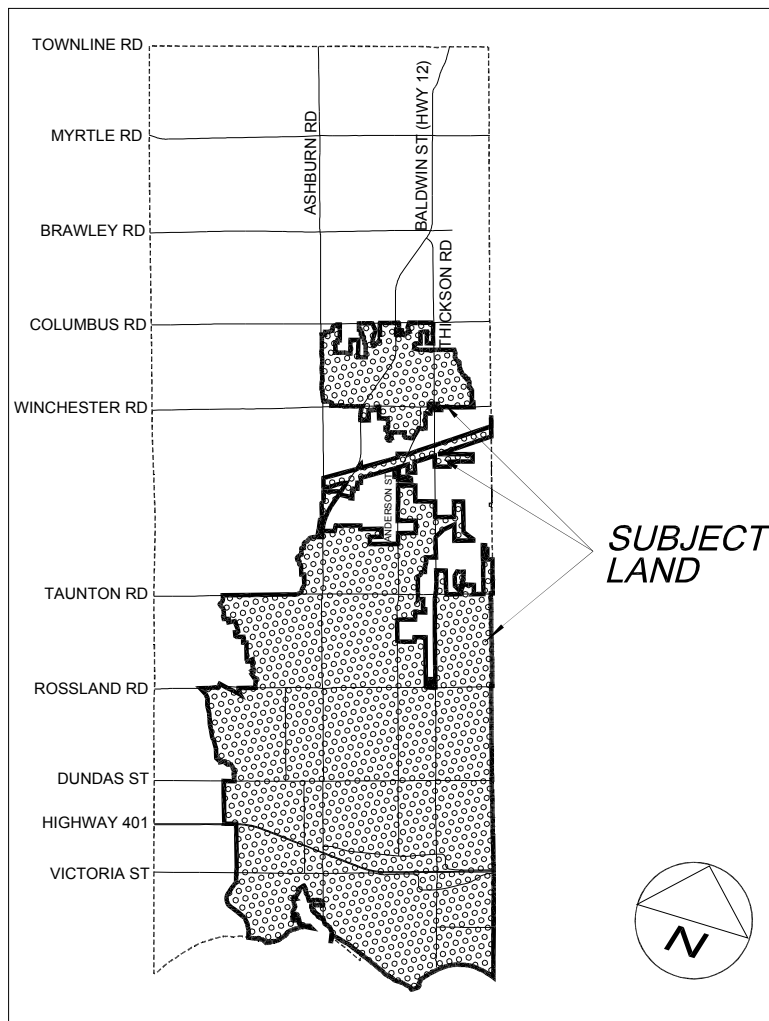
NOTICE OF PUBLIC MEETING

THURSDAY, APRIL 8th, 2010 @ 7:00 P.M.

MEETING HALL, WHITBY MUNICIPAL BUILDING
575 ROSSLAND ROAD EAST
WHITBY, ONTARIO

A Public Meeting will be held by Council in Committee of the Whole for the Corporation of the Town of Whitby to consider a proposed amendment to the Whitby Official Plan (File OPA-2009-W/02) as initiated by the Town of Whitby, regarding the Town's ***Intensification Strategy***.

The subject land to which the proposed amendment applies is all land located within the 'Built Boundary' as identified by the Province, and as illustrated on the map below.



BACKGROUND

The Whitby Official Plan was adopted by Council on September 28th, 1994 and subsequently approved with modifications by the Region of Durham on December 6th, 1995, with the exception of certain deferrals.

In accordance with the *Planning Act*, and the *Places to Grow Act*, the Province requires that the Town of Whitby bring its Official Plan into conformity with the Growth Plan for the Greater Golden Horseshoe. The Province has directed that this be completed by June 16th, 2010.

The Region of Durham recently concluded its Official Plan Review with the adoption of Regional Official Plan Amendment No. 114, and Amendment No. 128, which implements the Growth Plan, the Greenbelt Plan and the 2005 Provincial Policy Statement.

The Town's Official Plan is also required to be brought into conformity with the Region's Official Plan, as amended, once approved by the Ministry of Municipal Affairs and Housing or, upon resolution of any appeals to the Ontario Municipal Board.

Accordingly, the Town is undertaking an ***Intensification Strategy*** which will implement the intensification policy directions of the Growth Plan, the 2005 Provincial Policy Statement, and the Region's Official Plan, as amended. The policies being included in the proposed Official Plan Amendment are intended to be "interim policies" and will be reviewed further in conjunction with the overall review and update of the Official Plan, which is scheduled to be completed in 2011.

The proposed Amendment for the ***Intensification Strategy*** is being undertaken as a separate component of the overall review and update of the Whitby Official Plan. Prior to adopting an amendment to the Whitby Official Plan to achieve conformity to the Province's Growth Plan for the Greater Golden Horseshoe and the Region's Official Plan, as amended, a Special Meeting of Council in accordance with the Whitby Official Plan and the *Planning Act* will be held on ***Thursday, April 8th, 2010***.

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 the proposed Official Plan Amendment. If you are unable to attend the meeting, your representation can be filed in writing by mail or personal delivery to reach the Town of Whitby Planning Department not later than 4:30 p.m. on April 19th, 2010.

Interested persons may inspect additional information relating to the proposed amendment in the Planning Department, Level 7, Whitby Municipal Building, 575 Rossland Road East, Whitby, Ontario, L1N 2M8, during regular working hours, Monday to Friday, 8:30 a.m. to 4:30 p.m. You may contact the Planning Department by calling (905) 430-4306, fax (905)668-7812 or by e-mail planning@whitby.ca.

The Public Meeting on Thursday, April 8th, 2010, will include an outline of the proposed revisions to the Whitby Official Plan regarding the Town's ***Intensification Strategy***, to implement the requirements of the Growth Plan, and conform to the Durham Region Official Plan, as amended, and an opportunity for the public to provide input.

Proposed Whitby Official Plan Amendment (File OPA-2009-W/02)

The purpose of the proposed Official Plan Amendment, as initiated by the Town of Whitby, regarding the Town's ***Intensification Strategy***, is to:

Amend appropriate Official Plan Schedule(s) and introduce appropriate policies by:

- including the 'Built Boundary' established by the Province of Ontario;
- identifying 'Intensification Areas' and 'Intensification Corridors' within the Town, within which most of the anticipated intensification occurs;
- including policies that are intended to provide the basis for accommodating a minimum of approximately 45% of new residential development through intensification by 2031;
- including criteria in the Official Plan that are intended to provide the basis for the consideration of intensification proposals in Intensification Areas, Corridors and other areas as appropriate;
- including policies that are intended to restrict intensification or carefully control intensification in areas that are not within identified 'Intensification Areas' or 'Intensification Corridors';
- including a comprehensive set of urban design policies that are intended to provide decision makers with the tools required to assess development applications; and,
- including policies that are intended to provide the basis for completing further studies in defined area to assist with the implementation of the intensification policies in this Plan.

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. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Whitby or the Regional Municipality of Durham before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the Regional Municipality of Durham, or Whitby Council, where it is determined the Amendment is exempt from Regional approval, to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party. If you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make written request to the Town Clerk, Corporation of the Town of Whitby, 575 Rossland Road East, Whitby, Ontario, L1N 2M8. If you wish to be notified of the decision of the Regional Municipality of Durham you must make a written request to the Commissioner of Planning, Regional Municipality of Durham, 605 Rossland Road East, Box 623, Whitby, Ontario L1N 6A3. Personal information from those that make either an oral or written submission on the subject applications 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 clerks@whitby.ca or (905) 430-4315. (Please quote File: OPA-2009-W/02).*

ROBERT B. SHORT MCIP, RPP
Director of Planning
Corporation of the Town of Whitby