

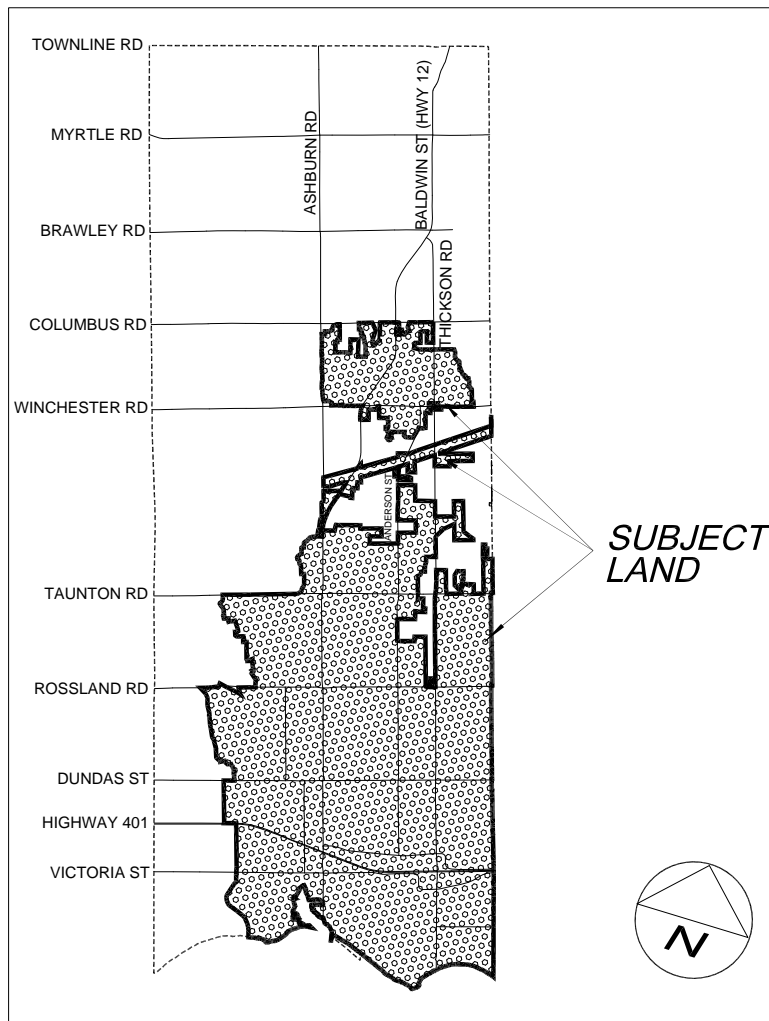
## NOTICE OF PUBLIC MEETING

**THURSDAY, SEPTEMBER 9, 2010 @ 7:40 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 28<sup>th</sup>, 1994 and subsequently approved with modifications by the Region of Durham on December 6<sup>th</sup>, 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 16<sup>th</sup>, 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 has undertaken 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 proposed Amendment for the ***Intensification Strategy*** has been undertaken as a separate component of the overall review and update of the Whitby Official Plan. The proposed 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, will be heard at a Special Meeting of Council in accordance with the Whitby Official Plan and the *Planning Act* on ***Thursday, September 9<sup>th</sup>, 2010 at 7:40 p.m.***

### **PURPOSE OF THE PUBLIC MEETING**

Further to the introductory public information meeting held on April 8<sup>th</sup>, 2010, Planning Staff are now bringing the recommended Official Plan Amendment forward to a special public meeting of Council in Committee of the Whole for consideration and recommendation to Council.

Please be advised that, at this Special Meeting of Council in Committee of the Whole on September 9<sup>th</sup>, 2010, Council may also consider passing of the By-law to adopt the proposed Official Plan Amendment.

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](mailto:planning@whitby.ca).

The Public Meeting on ***Thursday, September 9<sup>th</sup>, 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):
  - identify the 'Built Boundary' established by the Province of Ontario;
  - identify 'Intensification Areas' and 'Intensification Corridors' within the Town, within which most of the anticipated intensification occurs;
  - include policies that are intended to provide the basis for accommodating a minimum of approximately 45% of new residential development through intensification by 2031;
  - include 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;
  - include policies that are intended to restrict intensification or carefully control intensification in areas that are not within identified 'Intensification Areas' or 'Intensification Corridors';
  - include urban design policies that are intended to provide decision makers with the tools required to assess development applications for intensification; and,
  - include policies that are intended to provide the basis for completing further studies where appropriate, to assist with the implementation of the intensification policies.

**Public Advisory:** *The Regional Municipality of Durham has determined during the Review process that this Amendment is not exempt from Regional approval and therefore, the Region is the approval authority of this Official Plan Amendment if adopted by Whitby Council. For a non-exempt Amendment, the decision to approve the Amendment by the Region becomes final, subject to an appeal during the statutory appeal period. If the person or public body does not make oral submissions at a public meeting or does not make written submissions to the Town of Whitby, before the proposed amendment is adopted, the person or public body is not entitled to appeal the decision of Regional Municipality of Durham 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](mailto:clerks@whitby.ca) or 905-430-4315. (Please quote File: OPA-2009-W/02.)*

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