

# Town of Whitby Public Meeting Report

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**Report Title:**    **DEV-20-23: Zoning By-law Amendment Application, Whitby Taunton Holdings Limited, Part of 4330 Coronation Road, File No. Z-05-23.**

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**Date of meeting:**    September 11, 2023

**Report Number:**    **PDP 34-23**

**Department(s) Responsible:**

Planning and Development Department  
(Planning Services)

**Submitted by:**

R. Saunders, Commissioner of Planning  
and Development

**Acknowledged by M. Gaskell, Chief  
Administrative Officer**

**For additional information, contact:**

L. England, Planner I, x. 2822

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Planning Report PDP 34-23 is presented for information purposes only, in accordance with the statutory public meeting requirements of the Planning Act R.S.O. 1990, c.P.13

Anyone who attends the public meeting may present an oral submission, and/or provide a written submission to the Planning and Development Department on the proposed application(s). Also, any person may make written submissions at any time before Council makes a decision.

Additional information regarding statutory public meetings under the Planning Act can be found on the [Town's website](#).

If a 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 person or public body is not entitled to appeal the decision of Whitby Council to the Ontario Land Tribunal (OLT) and may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

## 1. Highlights:

On behalf of Whitby Taunton Holdings Limited, GHD has submitted a Zoning By-law Amendment application to the Town of Whitby for a portion of the land municipally known as 4330 Coronation Road.

The proposed application pertains to the rezoning of a portion of the land currently zoned Agricultural, to permit the creation of 3 low density residential lots. The intent is to include the subject land with the adjacent Draft Approved Plan of Subdivision SW-2013-07 & SW-2014-04 located on 4120 Coronation Road, to create three 12.8 metre residential lots.

A recommendation report for the Zoning By-law Amendment Application will be brought forward to a Committee of the Whole Meeting once all agency comments and public input have been received and assessed.

## **2. Purpose:**

The Planning and Development Department is in receipt of the application for a Zoning By-law Amendment for the subject land. The purpose of this report is to present information related to the application at a statutory public meeting, as required by the Ontario Planning Act.

## **3. Background:**

### **3.1. Site and Area Description**

The subject land is located on the west side of Coronation Road, north of Taunton Road. The subject land comprises a portion of the property municipally known as 4330 Coronation Road (refer to Attachment #1).

The surrounding land uses include:

- Low density residential dwellings to the north and east; and
- Future Single Detached Dwellings to the west and south (refer to Attachment #2).

Currently, the 4330 Coronation Road property contains a single detached dwelling. The portion of the subject land to be rezoned is vacant.

### **3.2. Application and Proposed Development**

A Zoning By-law Amendment Application has been submitted by GHD on behalf of Whitby Taunton Holdings Limited to add the subject land to the adjacent Draft Approved Plan of Subdivision SW-2013-07 & SW-2014-04 and amend Zoning By-law #1784 to permit the creation of three low density residential lots.

The Zoning By-law Amendment Application was submitted in conjunction with a Minor Redline Amendment application for the approved Draft Plan of Subdivision.

The Redline Amendment will be approved by the Commissioner of Planning and Development.

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### **3.3. Documents Submitted in Support**

The applicant previously provided numerous supporting documents for the Draft Approved Plan of Subdivision (SW-2013-07 & SW-2014-04) which encompassed the three future lots.

The application was submitted with the following supporting documents:

- Redline Draft Plan of Subdivision prepared by GHD, dated April, 2023 (refer to Attachment #3);
- Functional Servicing and Stormwater Management Report Memo prepared by GHD, dated July 26, 2023;
- Geotechnical Memo prepared by Soil Engineers Ltd., dated July 25, 2023; and
- Hydrogeological Assessment Memo prepared by R.J. Burnside, dated July 28, 2023.

## **4. Discussion:**

### **4.1. Region of Durham Official Plan**

The subject land is designated Living Areas on Schedule 'A' Map 'A4' of the Regional Official Plan (ROP). Living Areas are intended to be used predominantly for housing purposes.

### **4.2. Whitby Official Plan**

The subject land is designated Low Density Residential on Schedule 'V' to the West Whitby Community Secondary Plan (refer to Attachment #4). Low Density Residential areas permit single detached, semi-detached and duplex dwellings, with a density of up to 30 units per net hectare (Policy 4.4.3.4.1).

### **4.3. Zoning By-law**

The subject land is zoned Agricultural (A) in Zoning By-law No. 1784 (refer to Attachment #5), which does not permit the proposed use.

An amendment to the Zoning By-law is required to permit the proposed development.

## **5. Communication and Public Engagement:**

Notice of the statutory public meeting was mailed to all property owners within 120 metres of the subject land at least 20 days prior to the meeting date. Furthermore, a public notice sign has been erected on the Coronation Road frontage of the subject land in accordance with the Town's notification procedures.

**6. Consultation with other Departments/Sources:**

The applicable agencies and departments have been circulated the applications and copies of the associated supporting materials for their review and comment.

**7. Conclusion:**

All comments received at this statutory public meeting, as well as any subsequent written submissions, will be considered by the Planning and Development Department as part of its review and analysis of the development applications. A recommendation report will be brought forward to the Committee of the Whole at such time as input from the commenting agencies, departments and the public have been received and assessed.

All persons who make oral submissions, or have requested notification in writing, will be given written notice of the future meeting of the Committee of the Whole at which the applications will be considered.

**8. Attachments:**

Attachment #1: Location Sketch

Attachment #2: Aerial Context Map

Attachment #3: Proponent's Proposed Redline Draft Plan of Subdivision

Attachment #4: Excerpt from Official Plan Schedule V

Attachment #5: Excerpt from Zoning By-law 1784