

Town of Whitby Public Meeting Report

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Report Title: **DEV-25-25: Zoning By-law Amendment Application, Mario & Teresa Palumbo, 6680 Coronation Road, File No. Z-14-25**

Date of meeting: June 16, 2025

Report Number: **PDP 41-25**

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:

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Planning Report PDP 41-25 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. 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](http://whitby.ca).

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 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 specified person or public body as a party.

1. Highlights:

- A Zoning By-law Amendment has been submitted by Mario & Teresa Palumbo for 6680 Coronation Road.
- The Zoning By-law Amendment proposes to increase the maximum size of a detached Additional Dwelling Unit (ADU) from 75 square metres to 142.88 square metres and to permit an ADU in the front yard of the subject property.

2. Purpose:

The Planning and Development Department is in receipt of an 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, south of Columbus Road West (refer to Attachment #1). It is municipally known as 6680 Coronation Road and is approximately 1.48 hectares (3.66 acres) in size, located outside of the urban area.

The surrounding land uses include:

- Residential to the north and south; and
- Agricultural to the east and west

3.2. Application and Proposed Development

The Zoning By-law Amendment Application has been submitted by Mario and Teresea Palumbo to increase the maximum size of the detached Additional Dwelling Unit (ADU) from 75 square metres to 142.88 square metres and to permit an ADU in the front yard of the subject property.

The proposed Additional Dwelling Unit (ADU) is the existing dwelling on the subject land. The applicant was granted permission to retain the existing structure on the property while constructing a new dwelling with the commitment that the original dwelling would be removed upon completion of the new dwelling. The applicant posted a letter of credit with the Town to secure the demolition of the original house once the new dwelling was completed. The applicant now wishes to retain the original dwelling and use it as an ADU.

3.3. Documents Submitted in Support

A proposed Concept Plan, prepared by K & I Architecture, dated April 2nd, 2021, was submitted in support of the application (refer to Attachment #3). The Plan has been distributed to relevant internal departments and external agencies for review and comment.

4. Discussion:

4.1. Whitby Official Plan

The subject land is designated Agricultural on Schedule A – Land Use of the Town of Whitby Official Plan (refer to Attachment #4). The predominant use of lands designated Agricultural is agriculture and agriculture related uses. However, residential uses are also permitted on existing lots of record, subject to appropriate provisions in the Zoning By-law.

Policy 4.4.3.9.5 of Town of Whitby Official Plan permits Additional Dwelling Units within any single detached, semi-detached, townhouse dwelling, and/ other forms of ground related dwellings, and within accessory structures thereto, in all designations that permit residential uses. On lands outside of the Urban Area, a maximum of one Additional Dwelling Unit may be permitted within a principal dwelling or within an accessory building on the same lot.

4.2. Zoning By-law

The subject land is currently zoned Agricultural within Zoning By-law 1784 (refer to Attachment #4).

One additional dwelling unit is permitted on a lot containing a permitted residential dwelling in an Agricultural Zone outside of the Urban Area. Where an additional dwelling unit is located within an accessory structure, the maximum Gross Floor Area is restricted to 75 square metres. In addition, accessory structures are not permitted in the front yard.

The proposed gross floor area of the detached ADU (142.88 square metres) does not conform to Zoning By-law 1784 and the existing dwelling (ADU) is located in the front yard. Therefore, a Zoning By-law Amendment is required to permit the ADU use as proposed.

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 application 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 application. 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 application will be considered.

8. Attachments:

Attachment #1: Location Sketch

Attachment #2: Aerial Context Map

Attachment #3: Proponent's Proposed Concept Plan

Attachment #4: Excerpt from the Town of Whitby Official Plan – Schedule A

Attachment #5: Excerpt from Zoning By-law No.1784