

PDP 26-25

Attachment #11
Excerpt from Public Meeting Minutes from
December 9, 2024



Public Meetings Minutes

December 9, 2024, 7:00 p.m.
Council Chambers
Whitby Town Hall

Present:

Councillor Mulcahy, Chair of Planning and Development
J. Taylor, Director, Planning
K. Douglas, Sr. Legislative Specialist
H. Ellis, Council and Committee Coordinator (Recording Secretary)

Public Meetings - 7:00 p.m.

K. Douglas, Sr. Legislative Specialist, advised that the Public Meetings are being held in a hybrid meeting format with members of the public attending both in person and virtually. Ms. Douglas stated that Members of Council would receive a written record of all submissions upon publication of the minutes of the Public Meetings. Ms. Douglas provided an overview of the format of the public meetings. She advised that members of the public who wish to be notified of the next report related to any of the public meetings or who wish to be placed on an Interested Parties List for a matter should email the Town's Planning and Development Department at planning@whitby.ca or call 905.430.4306.

4. PDP 61-24, Planning and Development (Planning Services) Department Report
Re: Official Plan Amendment Application, Draft Plan of Subdivision Application, and Zoning By-law Amendment Application, Anatolia Investments Corp., 975 Conlin Road and 4605 and 4625 Garrard Road, File Number: DEV-31-24 (OPA-2024-W/10, SW-2024-04, Z-15-24)
Kerstin Afante, Planner II, Policy, provided a PowerPoint presentation which included an overview of the applications.
Mallory Nievas, representing Anatolia Investments Corp., provided a PowerPoint presentation which included a detailed overview of the applications.

The Chair indicated that comments would now be received by members of the public.

Daniel MacPherson, Resident, raised concerns regarding impacts to the quality of life for residents. He raised additional concerns regarding the compatibility of the proposed development with the surrounding land uses, long-term benefits of the community, the environment, and agricultural resources.

Mike Domovitch, representing 1654697 Ontario Inc., stated that 1654697 Ontario Inc. intends to develop the abutting parcel of land located at 1800 Thornton Road North, Oshawa. Mr. Domovitch provided several recommendations for amending the proposed development including:

- increasing the setback of Building 3 and the eastern parking area from the lot line;
- an alternate location for the snow storage area due to potential salt contamination to 1800 Thornton Road North;
- including trespassing and privacy protection measures between the proposed development and 1800 Thornton Road North;
- building a retaining wall between the proposed development and 1800 Thornton Road North to preserve existing elevations and prevent soil erosion;
- an environmental site assessment to investigate potential soil contamination at the south end of the subject lands;
- removing the arterial road near the south end of the subject lands;
- converting the private road between Building 1, 2, and 3 to a public road and widening the east end to 20 metres; and,
- increasing the number of parking spaces for the proposed development.

Mallory Nievas answered questions regarding:

- the timeline for construction;
- reviewing the construction management plan and mitigating the impacts on neighbouring properties;
- details about the designated land use within the Region and Town's Official Plan;
- details about the building setbacks from the east property line, the stormwater management plan, removal of the arterial road, and no plan to convert the private road into a public road;
- investigating the grading of the site and providing mitigation strategies to prevent soil erosion; and,
- information about the number of parking spaces in the proposed development.

Anto Bozic, representing the cultural club located at 4785 Garrard Road, raised concerns regarding his well water due to potential disturbances to the water table resulting from the proposed development. Mr. Bozic sought information regarding access to water and compensation should the well run dry. He requested that noise and dust pollution be addressed during the construction of the proposed development. Mr. Bozic raised concerns

regarding potential soil and water contamination from the salt stands on the proposed development. He sought information about proposed privacy measures for 4785 Garrard Road.

Mallory Nievas answered questions regarding:

- seeking additional information about potential impacts on the water table;
- proposed privacy and noise mitigation features for abutting properties; and,
- details about stormwater management including two stormwater ponds.

Staff answered questions regarding the removal of the private road through the subject lands and jurisdiction of the arterial road.

There were no further submissions from the public.

The meeting adjourned at 9:00 p.m.