

**Present:** Councillor Newman, Chair of Planning and Development  
R. Saunders, Commissioner of Planning and Development  
K. Narraway, Manager of Legislative Services/Deputy Clerk  
K. Douglas, Legislative Specialist  
L. MacDougall, Council and Committee Coordinator (Recording Secretary)

**Regrets:** None noted

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K. Narraway, Manager of Legislative Services/Deputy Clerk, advised that due to the ongoing COVID-19 pandemic, the Public Meetings are being held in a virtual meeting format. Mr. Narraway stated that Members of Council will receive a written record of all submissions upon publication of the minutes of the Public Meetings.

Public Meetings - 7:00 p.m.

K. Narraway, Manager of Legislative Services/Deputy Clerk, provided an overview of the format of the public meetings. He 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](mailto:planning@whitby.ca) or call 905.430.4306.

1. Planning and Development (Planning Services) Department Report, PDP 01-22  
Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, Brooklin (AD) Limited Partnership, 7585 Duffs Road, File Numbers: DEV-30-21 (SW-2021-11, Z-20-21)

Carl Geiger, Principal Planner, provided a PowerPoint presentation which included an overview of the applications.

Matthew Cory, representing Brooklin (AD) Limited Partnership, provided a PowerPoint presentation which included a detailed overview of the applications.

Mr. Cory and Staff answered questions regarding:

- the difference between street townhouses, laneway townhouses, and back-to-back townhouses;
- whether the proposed townhouses would be freehold or condominium; and,
- whether safety precautions have been contemplated for the proposed signed route for cyclists.

The Chair indicated that comments would now be received from members of the public who registered to speak.

William Feaver, 7595 Duffs Road, stated that he was not opposed to the proposed development or the proposed amendment to the Zoning By-law. He requested that his property be considered and included in the proposed development to ensure that the highest and best use of his property was included and that his property would not be blocked or impeded in its development. He stated that future plans should be inclusive, available, and fair to all parties and that future development or rezoning plans should and could ultimately include 7595 Duffs Road. Mr. Feaver advised that he would seek guidance through Town Staff on the process to apply for rezoning on 7595 Duffs Road that would match the zoning for the proposed development.

Mr. Cory and Staff indicated that there would be opportunities for discussions with the proponent and Town Staff on the proposed development and/or any future plans for the development of Mr. Feaver's property.

There were no further submissions from the public.

K. Narraway, Manager of Legislative Services/Deputy Clerk, indicated how members of the public could submit comments and be placed on the Interested Party List regarding this matter.

2. Planning and Development (Planning Services) Department Report, PDP 02-22  
Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, Brooklin (AD) Limited Partnership, 7362 and 7432 Ashburn Road, File Numbers: DEV-31-21 (SW-2021-12, Z-21-21)

Kaitlin Friesen, Planner I, provided a PowerPoint presentation which included an overview of the applications.

Matthew Cory and Dan Ridgeway, representing Brooklin (AD) Limited Partnership, provided a PowerPoint presentation which included a detailed overview of the applications.

Mr. Cory, Mr. Ridgeway, and Staff answered questions regarding:

- whether Staff have reviewed the standard size requirements for the proposed District Park;
- confirmation that the ownership of the proposed street and laneway townhouses would be freehold; and,
- confirmation that the proposed development was surrounded by agricultural and rural residential land uses and the proximity of existing residents to the proposed development.

The Chair indicated that comments would now be received from members of the public who registered to speak.

Mike Pettigrew, representing the owners of 7472 Ashburn Road, stated that his client's property was located north of the proposed development. He advised that his client was not currently part of the landowners group, but that they were in the early stages of exploring the development potential for their property. Mr. Pettigrew stated that his client was in support of the proposed development and was looking for an opportunity for connectivity for the road network and servicing with the proposed development. He advised that there have been ongoing discussions with the proponent and Town Staff, and requested continued collaboration with the landowners located to the north and south of the proposed development. Mr. Pettigrew noted that his client was looking to move forward with a development application, and requested that the opportunity to connect to his client's lands be considered.

Mr. Cory, Mr. Ridgeway, and Staff answered a question regarding the request and provided assurances that there would be continued dialogue and coordination with adjacent lands with respect to roads and services connectivity.

There were no further submissions from the public.

K. Narraway, Manager of Legislative Services/Deputy Clerk, indicated how members of the public could submit comments and be placed on the Interested Party List regarding this matter.

The meeting adjourned at 7:46 p.m.