



Monday, June 16, 2025, 7:00 p.m.

Council Chambers

Whitby Town Hall

#### Statutory Public Meetings under the Planning Act, R.S.O. 1990, c. P.13

This meeting will be held in a hybrid in-person and virtual format, and will be available for viewing through the Town's <u>live stream feed</u> while the meeting is in progress. Please visit <u>whitby.ca/CouncilCalendar</u> for more information about the live stream and archived videos.

Should you wish to provide comments regarding a matter being considered below, please submit written correspondence and/or a Delegation Request Form.

- To submit written correspondence, please email your correspondence to the Office of the Town Clerk at <a href="mailto:clerk@whitby.ca">clerk@whitby.ca</a> by noon on the day of the meeting. Correspondence must include your full name, address, and the item on the agenda that your correspondence is related to.
- To speak virtually during the Public Meetings, please submit a <u>Delegation Request Form</u> online to the Office of the Town Clerk by 8 a.m. on the day of the meeting. Those wishing to speak in-person are encouraged to submit a <u>Delegation Request Form</u>, but are not required to pre-register in order to speak at the Public Meetings. Should you be unable to access a computer, please call 905.430.4300 to speak with a Staff Member in the Office of the Town Clerk.

Interested parties who wish to be notified of updates pertaining to a matter considered at a Public Meeting may submit an <u>Interested Party List Registration Form</u>. Requests may also be submitted inperson during the meeting at a registration kiosk located in Council Chambers, Whitby Town Hall (575 Rossland Rd E.).

A Revised Agenda may be published on a later date. Late items added or a change to an item will appear with an asterisk beside them.

#### Format of Public Meetings

Public meetings are chaired by a Member of Council appointed as the Planning Chair by the Mayor and will proceed as follows:

- 1. Town Staff will provide a brief overview of the application;
- 2. The applicant or their representative may provide information regarding the application;

- 3. Members of the public wishing to provide input may do so via written submission sent to <a href="mailto:clerk@whitby.ca">clerk@whitby.ca</a> or by oral submission; and,
- 4. The Chair may call on the applicant and/or staff to provide clarification on matters raised by members of the public.

The Office of the Town Clerk captures all feedback received during a public meeting in minutes to provide a written record for Staff and Council of the public meeting.

#### Public Meetings - 7:00 p.m.

- PDP 32-25, Planning and Development (Planning Services) Department Report Re: Zoning By-law Amendment Application, RWD Thickson Road Limited, 5385 Thickson Road North, File Number: DEV-19-25 (Z-12-25)
- PDP 33-25, Planning and Development (Planning Services) Department Report Re: Official Plan Amendment and Zoning By-law Amendment Applications, 1942259 Ontario Limited, 5290 Garrard Road, File Number: DEV-04-25 (OPA-2025-W/01, Z-03-25)
- 3. PDP 34-25, Planning and Development (Planning Services) Department Report Re: Zoning By-law Amendment Application, 625 Conlin Ltd., 625 Conlin Road, File Number: DEV-09-25 (Z-05-25)
- PDP 35-25, Planning and Development (Planning Services) Department Report
  Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, Mykinder
  Holding Corporation, 7245 Cedarbrook Trail, File Number: DEV-14-25 (SW-2025-01,
  Z-07-25)
- 5. PDP 36-25, Planning and Development (Planning Services) Department Report Re: Zoning By-law Amendment Application, Nihal and Lachman Inc., 7030 Baldwin Street North, File Number: DEV-15-25 (Z-08-25)

#### Delegations:

- 1. Kevin Duguay, representing Nihal and Lachman Inc. (Virtual Attendance)
- PDP 37-25, Planning and Development (Planning Services) Department Report
  Re: Official Plan Amendment and Zoning By-law Amendment Applications,
  Upperview Winchester Inc., 21, 25 and 27 Winchester Rd. E., File Number: DEV-1625 (OPA-2025-W/02, Z-09-25)

#### Delegations:

- 1. Teresa Jewitt, Resident (In Person Attendance)
- 2. Alex Salogaev, Resident (In Person Attendance)

7. PDP 38-25, Planning and Development (Planning Services) Department Report Re: Official Plan Amendment and Zoning By-law Amendment Applications, NIGICO Holdings Inc., Southeast Corner of Brock Street North and Taunton Road East, File Number: DEV-17-25 (OPA-2025-W/03, Z-10-25)

#### Delegations:

- 1. Mallory Nievas, representing NIGICO Holdings Inc. (Virtual Attendance)
- 8. PDP 39-25, Planning and Development (Planning Services) Department Report Re: Official Plan Amendment, Draft Plan of Subdivision, and Zoning By-law Amendment Applications, Whitby Ashburn Holdings Inc., 7302 Ashburn Road, File Number: DEV-18-25 (OPA-2025-W/04, SW-2025-02, Z-11-25)
- PDP 40-25, Planning and Development (Planning Services) Department Report Re: Zoning By-law Amendment Application, GHD Limited on behalf of Garrard Limited Partnership, 5305 and 5365 Garrard Road, File Number: DEV-22-25 (Z-13-25)
- PDP 41-25, Planning and Development (Planning Services) Department Report Re: Zoning By-law Amendment Application, Mario and Teresa Palumbo, 6680 Coronation Road, File Number DEV-25-25 (Z-14-25)

# Town of Whitby Public Meeting Report



whitbv.ca/CouncilCalendar

Report Title: DEV-19-25: Zoning By-law Amendment Application,

RWD Thickson Road Limited, 5385 Thickson Road

North, File No. Z-12-25

Date of meeting: June 16, 2025

Report Number: PDP 32-25

**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:

J. Taylor, Director of Planning, 905-444-2908

N. Kohek, Planner II, x 2902

Planning Report PDP 32-25 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 <u>Town's website</u>.

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:

- An application for a Zoning By-law Amendment has been submitted by RWD Thickson Limited for land municipally known as 5385 Thickson Road North.
- The proposal is to rezone the subject land from Agricultural Zone to Prestige Industrial Zone.

#### 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 and materials submitted in support of the development application and to provide the opportunity for public input at the statutory public meeting, as required by the Planning Act.

#### 3. Background:

#### 3.1. Site and Area Description

The subject land is located on the eastern side of Thickson Road North, approximately 250 m south of Highway 407 and 60 m north of the future mid-block arterial road (refer to Attachment #1). The subject property is 3.98 hectares (9.83 ac) in size and is presently vacant. A single detached farm dwelling was located on the property and has been demolished. Pringle Creek runs through the southeast portion of the subject land.

The surrounding land uses include:

- A retail nursery (OGS Landscape) to the north;
- agricultural and woodland (future industrial) to the east;
- vacant land (future mid-block arterial road and future industrial) and a commercial use (Barnes Memorial Funeral Home) to the south; and,
- agricultural (future industrial) and a stormwater management pond to the west (refer to Attachment #2).

#### 3.2. Application and Proposed Development

A Zoning By-law Amendment Application has been submitted by RWD Thickson Road Limited to change the existing zoning from Agricultural (A) in By-law 1784, to Prestige Industrial Zone. A portion of the rear of the property is proposed to be rezoned to recognize the natural heritage features and natural hazards on the subject land.

The concept plan provided by the applicant includes three industrial warehouse buildings with a total of 12,114 m<sup>2</sup> (130,397 ft<sup>2</sup>) of floorspace (refer to Attachment #3).

A future site plan application is required for the proposed industrial uses.

#### 3.3. Documents Submitted in Support

The following documents were submitted in support of the application:

- A Site Plan, prepared by Ware Malcomb, dated February 2025.
- A Planning Rationale Report, prepared by lanhall Planning Ltd., dated March 2025.
- A Functional Servicing and Stormwater Management Report, prepared by Ware Malcomb, dated May 2025.
- A Sub-Area Study, prepared by Candevcon East Ltd., dated March 2025.
- A Hydrogeolocial Report, prepared by exp Services Inc., dated December 2016.
- A Geotechnical Report, prepared by Sola Engineering, dated May 2025.
- An Environmental Impact Study, prepared by Dillon Consulting, dated March 2025.
- Phase I&II Environmental Site Assessments, prepared by Rubicon Environmental Ltd., dated October 2019.
- A Site Screening Questionnaire, prepared by Rubicon Environmental Ltd., dated April 2025.
- Stage 1&2 Archeological Assessments, prepared by AS&G Archaeological Consulting, dated November 2023.
- A Notice of Entry into the Ontario Public Register of Archaeological Reports, from the Ministry of Citizenship and Multiculturalism, dated December 2023.

The above documents have been circulated to relevant internal departments and external agencies for review and comment.

#### 4. Discussion:

#### 4.1. Envision Durham

The subject land is designated as an "Employment Area" in the Envision Durham Official Plan. Permitted uses within Employment Areas include

primary employment generating uses such as manufacturing, warehousing, transportation, and limited supportive uses including associated retail and ancillary facilities.

#### 4.2. Whitby Official Plan

The subject land is designated as a "Prestige Industrial Area" and "Major Open Space Area" in the Town of Whitby Official Plan (OP) (refer to Attachment #4).

Prestige Industrial Areas are intended to support a broad range of employment uses, including light industrial in enclosed buildings, offices, research and development facilities, commercial and technical schools. Warehouses may also be permitted subject to the following criteria:

- Located in proximity to Highways 401, 407, or 412;
- Separated from residential areas;
- Does not create additional traffic through residential areas; and,
- Wholly enclosed in buildings with no outdoor storage.

Secondary uses are also permitted subject to maximum floor areas, including limited personal service, restaurants, and financial institutions.

Major Open Space Areas are intended to maintain and preserve the natural heritage and hydrological features on the property as part of the overall natural heritage system.

Similarly, the subject land is designated "Prestige Industrial Area" and "Natural Heritage System" with a Natural Hazard overlay in the Brooklin Community Secondary Plan (BCSP) (refer to Attachment #5). Policies for the Prestige Industrial Area designation in the BCSP defer to the parent OP as summarized above.

Lands designated Natural Heritage System are comprised of an interconnected system of key natural heritage and hydrologic features and are to be retained and enhanced wherever possible. The exact boundary of the Natural Heritage System is to be determined through and Environmental Impact Study (11.4.25.3).

#### 4.3. Zoning By-law

The subject land is presently zoned A – Agricultural in Zoning By-law 1784 (refer to Attachment #6). The A Zone does not permit industrial uses, therefore a zoning by-law amendment is required to implement the Official Plan and 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 Thickson Road North 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

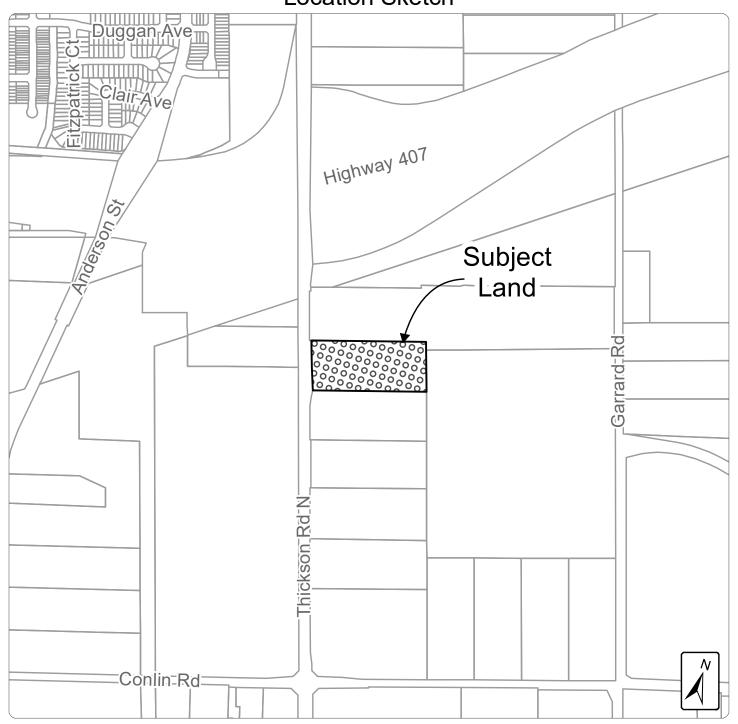
Attachment #3 Proponent's Proposed Concept Plan

Attachment #4 Excerpt from Town of Whitby Official Plan Schedule 'A' – Land Use

Attachment #5 Excerpt from Brooklin Community Secondary Plan Schedule 'J'

Attachment #6 Excerpt from Zoning By-law 1784

### Attachment #1 **Location Sketch**



Town of Whitby Planning and Development Department				
Proponent: RWD Thickson Road Ltd.	File Number: DEV-19-25 (Z-12-25)	Date: June 2025		
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### Attachment #2 **Aerial Context Map**



# white Town of Whitby Planning and Development Department

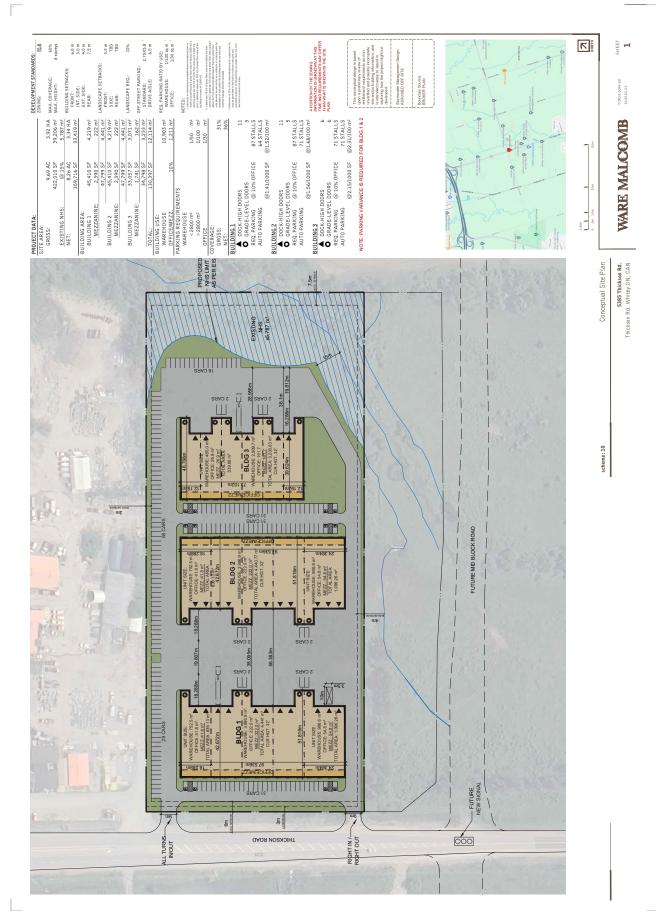
Proponent: File Number: Date: RWD Thickson Road Ltd.

DEV-19-25 (Z-12-25) June 2025

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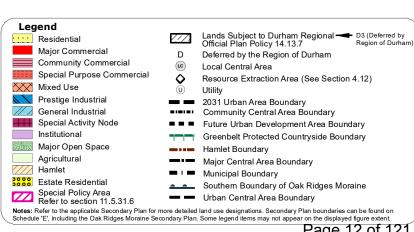
# Attachment #3 Proponent's Proposed Concept Plan



Page 11 of 121

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

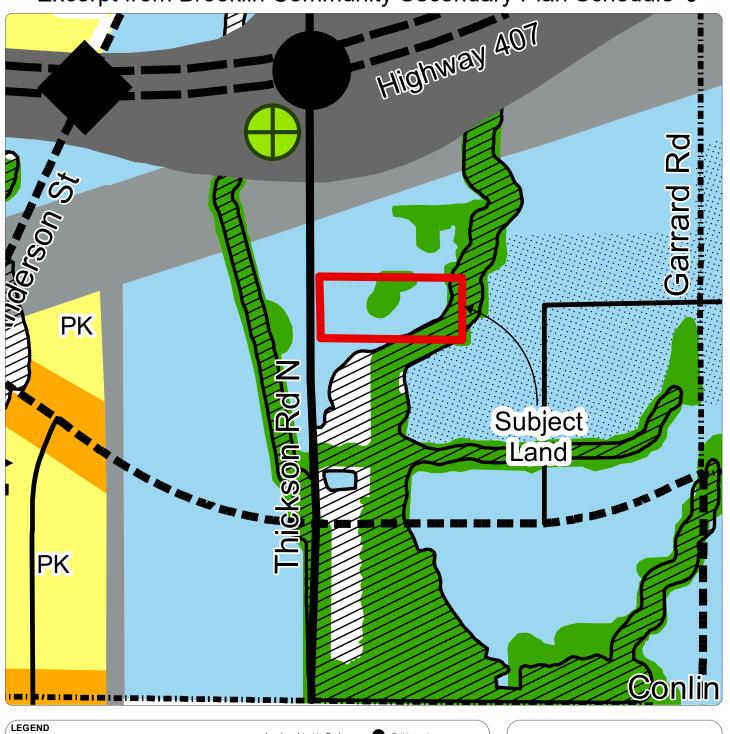


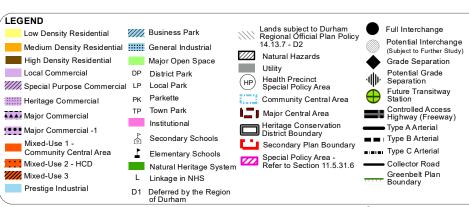


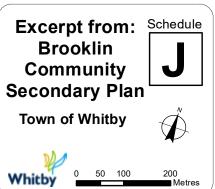
Official Plan - Town of Whitby Schedule **Excerpt from** Schedule 'A' **Land Use** Whitby Metres This schedule forms part of the Official Plan of the Town of Whitby and must be read in conjunction with the written text. For all intents and purposes, the elements within this schedule are to be considered conceptual.

Attachment #5

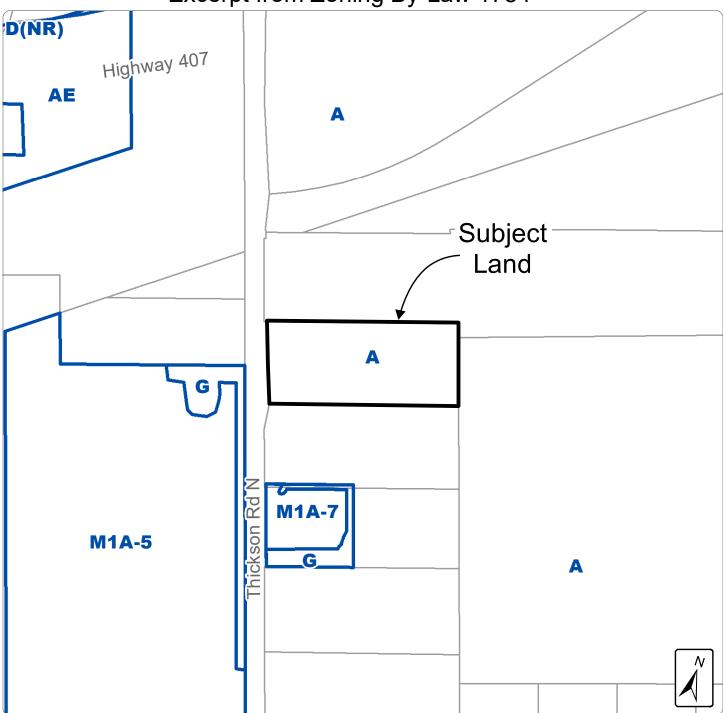
Excerpt from Brooklin Community Secondary Plan Schedule 'J'







## Attachment #6 Excerpt from Zoning By-Law 1784



Town of Whitby Planning and Development Department				
	File Number: DEV-19-25 (Z-12-25)	Date: June 2025		

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# **Town of Whitby Public Meeting** Report



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**Report Title:** DEV-04-25: Official Plan Amendment and Zoning By-

law Amendment Applications, 1942259 Ontario

Limited, 5290 Garrard Road, File No. OPA-2025-W/01

and Z-03-25

Date of meeting: June 16, 2025

Report Number: PDP 33-25

**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:

J. Taylor, Director of Planning, 905-444-2908

K. Afante, Planner II, 905-444-2836

Planning Report PDP 33-25 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(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 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:

- Municipal Solutions, on behalf of 1942259 Ontario Limited, has submitted Official Plan Amendment and Zoning By-law Amendment applications for land municipally known as 5290 Garrard Road.
- The Official Plan Amendment application proposes to redesignate the southern portion of the subject property from Prestige Industrial to General Industrial. It also seeks to adjust the boundaries of the Major Open Space and Natural Heritage System designations, as well as modify the boundary of the Natural Hazards overlay on the subject lands.
- The Zoning By-law Amendment application proposes to rezone the subject lands from Agricultural (A) to General Industrial.

#### 2. Purpose:

The Planning and Development Department is in receipt of applications for Official Plan Amendment and Zoning By-law Amendment for the subject land. The purpose of this report is to present information related to the applications 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 Garrard Road, approximately 300 metres north of Conlin Road (refer to Attachment #1). The subject land is approximately 27.5 hectares (68 acres) in size and is currently vacant. Surrounding land uses include:

- To the north: agricultural uses, a high-voltage hydro transmission corridor, and Highway 407;
- To the east: agricultural and rural residential (future industrial) uses, and an industrial warehouse (Amazon);
- To the west: agricultural uses, a single detached dwelling, a property maintenance business, and a funeral home; and
- To the south: agricultural uses, an industrial warehouse, and the Durham Works Department yard (refer to Attachment #2).

#### 3.2. Applications and Proposed Development

The Official Plan Amendment application proposes to change the land use designation on the southern portion of the subject property from Prestige Industrial to General Industrial and adjust the boundaries of the Major Open Space and Natural Heritage System designations on the subject lands. The Official Plan Amendment application also seeks to adjust the boundary of the Natural Hazards overlay on the subject lands.

The Zoning By-law Amendment application proposes to rezone a portion of the subject lands from Agricultural (A) to General Industrial.

At this time, no specific development concept has been proposed. Any future development on the subject lands will be required to proceed through separate planning processes, including Draft Plan of Subdivision and/or Site Plan Approval applications, as applicable.

#### 3.3. Documents Submitted in Support

The applications were submitted with the following supporting documents:

- Planning Rationale Report, prepared by Planfarm Inc., dated January 7, 2025, which indicates that the proposed amendments are consistent with the Provincial Policy Statement, 2024, and support Official Plan conformity with updated provincial planning direction by protecting traditional employment uses (such as manufacturing, warehousing, and logistics) within Employment Areas:
- Environmental Impact Study, prepared by SCS Consulting Ltd., dated December 2024, which indicates that the proposed applications could proceed with minimal environmental impact, provided recommended mitigation measures are implemented to protect and enhance natural features;
- Stormwater Management Report, prepared by D.G. Biddle & Associates dated December 2, 2024, which indicates that stormwater for the proposed development can be managed through extended detention wet ponds, Low Impact Development techniques, and a conventional storm sewer system, ensuring water quality protection for Pringle Creek and attenuation of postdevelopment flows to pre-development levels;
- A Concept Stormwater Management (Grading & Drainage) Plan, prepared by D.G. Biddle & Associates dated December 2024;
- A Boundary Survey, prepared by IBW Surveyors dated September 13, 2024;
- A Topographic Survey, prepared by IBW Surveyors dated September 13, 2024;
- A Site Screening Questionnaire and Memo (Contaminant Management Plan), prepared by Cambium Inc. dated November 4, 2024, which concluded that there is no indication of significant environmental concern on the site and that no further environmental investigation is required at this time; and

 A Stage 1-2 Archaeological Assessment, prepared by Earthworks Archaeological Services Inc. dated October 8, 2024, which indicates that no archaeological resources were found on the site and no further assessment is required, subject to confirmation by the Ministry of Citizenship and Multiculturalism.

#### 4. Discussion:

#### 4.1. Envision Durham

The subject land is designated as "Employment Areas" in the Envision Durham Official Plan. Employment Areas are typically situated along or near major transportation corridors with separation and buffering from adjacent Community Areas. Employment Areas are primarily intended for uses such as manufacturing, warehousing, storage, assembly and processing (5.5). Envision Durham also indicates a future Type B Arterial on the subject land.

#### 4.2. Whitby Official Plan

The subject land is designated General Industrial, Prestige Industrial, and Major Open Space on Schedule A - Land Use (refer to Attachment #3). Schedule C – Environmental Management identifies Natural Heritage System, Natural Hazards and Former Iroquois Beach on the subject land (refer to Attachment #4). The subject land is also designated as Prestige Industrial, General Industrial, Natural Heritage System, and Natural Hazards on Schedule J - Brooklin Community Secondary Plan, which also identifies a future Arterial Road (refer to Attachment #5).

Lands designated as General Industrial permit the manufacturing, processing, assembly, servicing, storing of goods and raw materials, warehousing, and uses for similar and related purposes such as utility yards and functions, and transportation terminals (4.7.3.1.1).

Lands designated Prestige Industrial are intended to provide light industrial uses within enclosed buildings, professional, corporate, and industrial oriented office buildings, major office uses within Business Parks, data processing centres, commercial or technical schools, postsecondary educational facilities, research and development facilities, and incidental sales outlets within industrial buildings, provided such floor space is identified in the Zoning By-law and is compatible with adjacent land uses (4.7.3.2.2).

The Natural Heritage System designation is comprised of an interconnected system of key natural heritage and hydrologic features. The extent and exact location of the component natural heritage and

hydrologic features of the Natural Heritage System are to be determined through appropriate environmental studies (11.4.25.2).

Lands designated Natural Hazard include areas that are unstable, prone to flooding conditions, poor soils, steep slopes, and erosion hazards (11.4.26.1).

The applicant is seeking to redesignate the southern portion of the subject property from Prestige Industrial to General Industrial, and to adjust the boundaries of the Major Open Space and Natural Heritage System, and Natural Hazards. No specific development is proposed at this time.

#### 4.3. Zoning By-law

The subject land is currently zoned Agricultural (A) within Zoning By-law 1784 (refer to Attachment #6) which permits a variety of agricultural and agricultural related uses but does not permit the proposed General Industrial uses.

The proposed Zoning By-law Amendment is requested in order to permit future General Industrial uses and reflect the adjusted boundaries of the Natural Heritage System and Natural Hazards.

#### 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 Garrard 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:

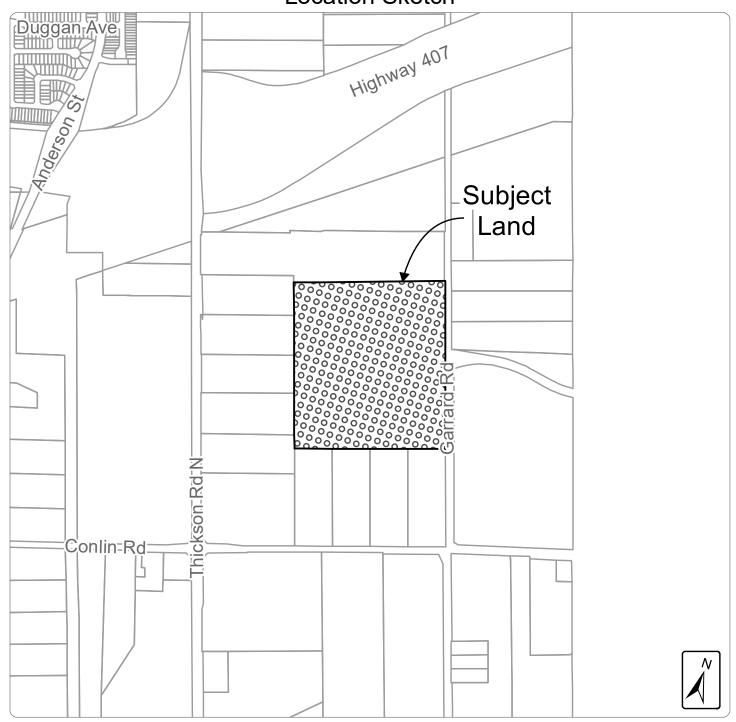
All comments received at this statutory public meeting, as well as any subsequent written submissions, will be considered by the Planning and Development Department as part of its review and analysis of the development applications. A recommendation report will be brought forward to the Committee of 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	Excerpt from the Town of Whitby Official Plan Schedule A – Land Use
Attachment #4	Excerpt from the Town of Whitby Official Plan Schedule C – Environmental Management
Attachment #5	Excerpt from the Brooklin Community Secondary Plan Schedule 'J'
Attachment #6	Excerpt from Zoning By-law No. 1784

# Attachment #1 Location Sketch



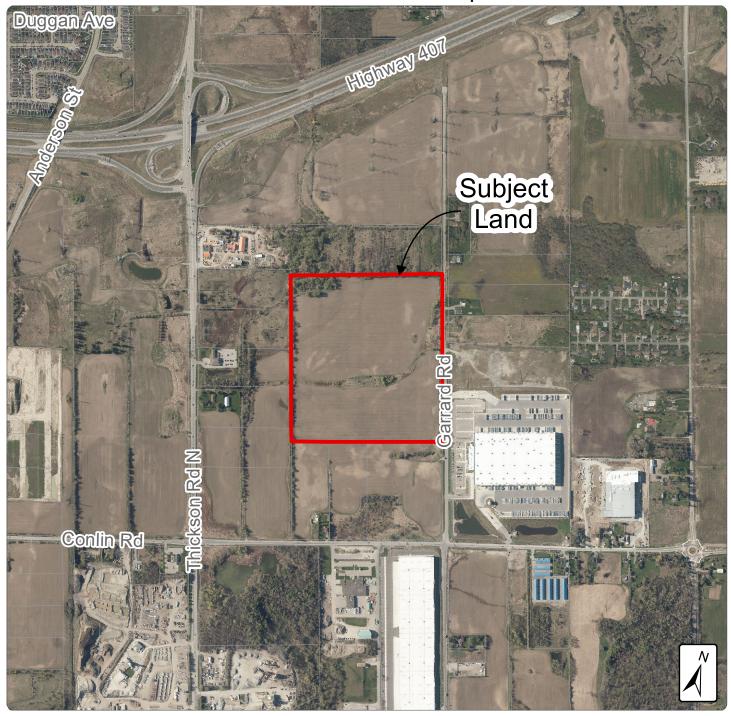
# Town of Whitby Planning and Development Department Proponent: Municipal Solutions obo. 1942259 Ontario Limited File Number: DEV-04-25 (OPA-2025-W/01, Z-03-25) Date: June 2025

External Data Sources:

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### Attachment #2 **Aerial Context Map**



# white Town of Whitby Planning and Development Department

Proponent:

Municipal Solutions obo. 1942259 Ontario Limited

File Number: DEV-04-25 (OPA-2025-W/01, Z-03-25) Date:

June 2025

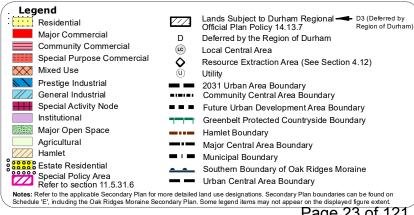
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# Attachment #3

## Excerpt from the Town of Whitby Official Plan Schedule 'A'



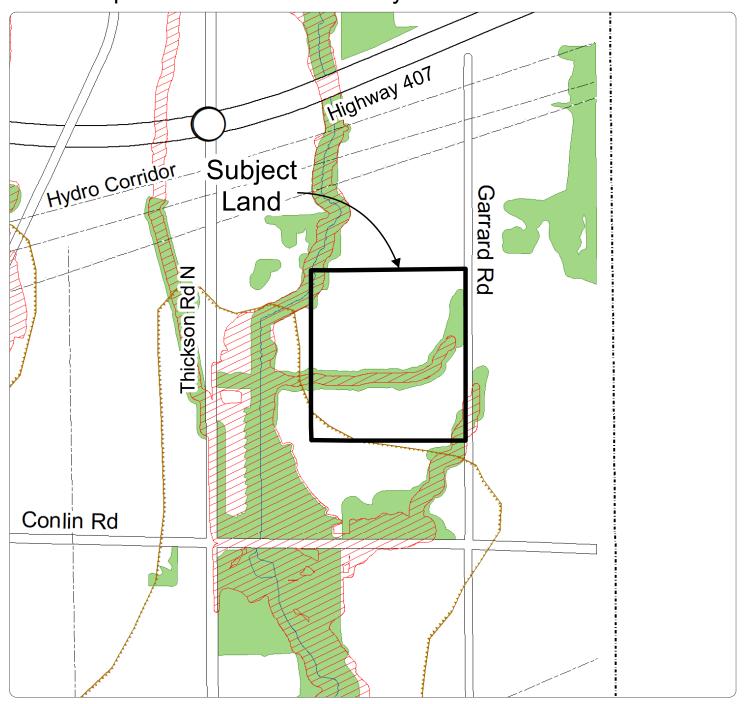


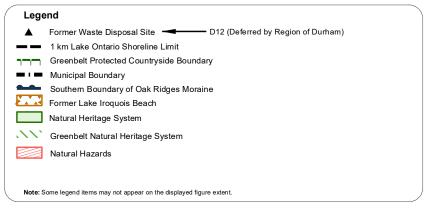
Official Plan - Town of Whitby

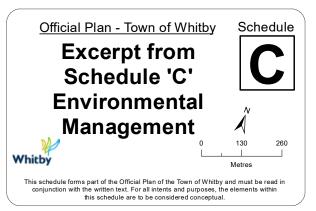
Excerpt from
Schedule 'A'
Land Use

This schedule forms part of the Official Plan of the Town of Whitby and must be read in conjunction with the written text. For all intents and purposes, the elements within this schedule are to be considered conceptual.

## Attachment #4 Excerpt from the Town of Whitby Official Plan Schedule 'C'

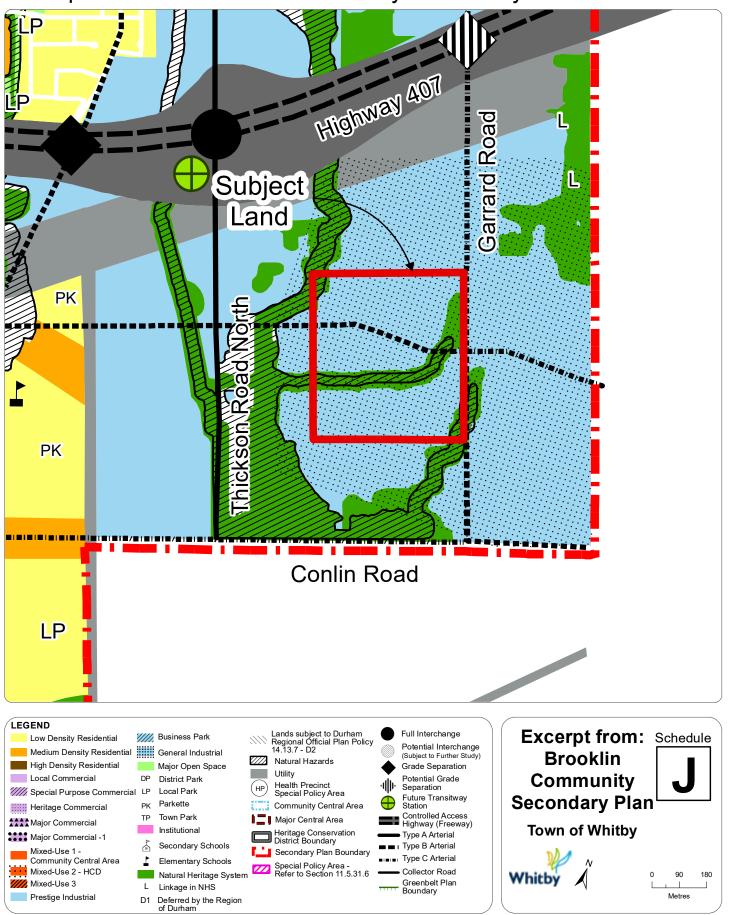






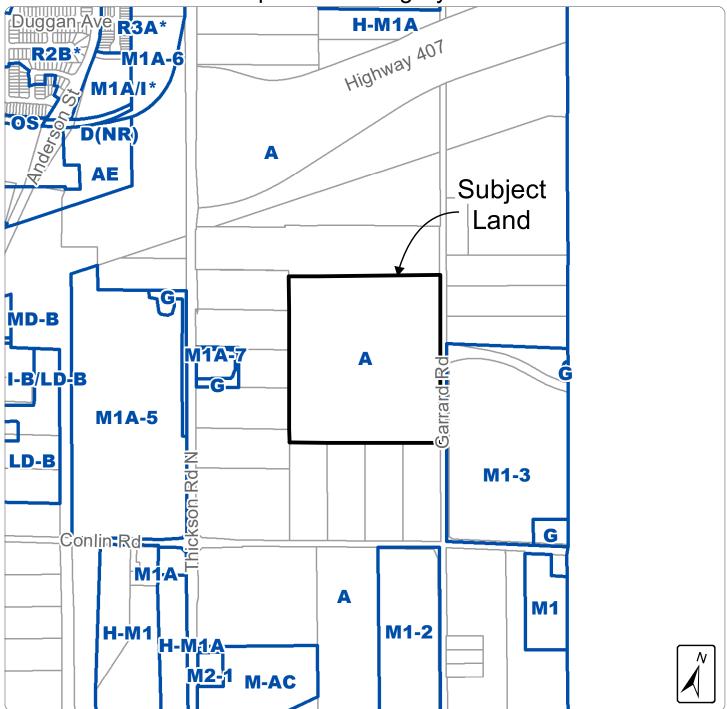
### Attachment #5

## Excerpt from the Brooklin Community Secondary Plan Schedule 'J'



Prestige Industrial

# Attachment #6 Excerpt from Zoning By-Law 1784



# Town of Whitby Planning and Development Department Proponent: Municipal Solutions obo. 1942259 Ontario Limited | Date: DEV-04-25 (OPA-2025-W/01, Z-03-25) | June 2025 |

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# Town of Whitby Public Meeting Report



whitby.ca/CouncilCalendar

Report Title: DEV-09-25: Zoning By-law Amendment Application,

625 Conlin Ltd., 625 Conlin Road, File No. Z-05-25

Date of meeting: June 16, 2025

Report Number: PDP 34-25

**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:

J. Taylor, Director of Planning, 905-444-2908

L. Riviere-Doersam, Project Manager, 905-444-2895

Planning Report PDP 34-25 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(s). Also, any person may make written submissions at any time before Council makes a decision.

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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 Application has been submitted by MHBC Planning on behalf of 625 Conlin Ltd. for land municipally known as 625 Conlin Road.
- The Zoning By-law Amendment Application proposes to change the current zoning from Agricultural (A) to Restricted Industrial (M1) with site specific exemptions to permit industrial uses, including: a hydro-vac operation; contractor's yard; processing and outside storage of soil, aggregate, concrete and asphalt products; a ready-mix concrete batch plant; and accessory sales, service and office uses. Also proposed is a holding (H) provision that would be removed when the appropriate documentation has been provided, including an Environmental Compliance Approval from the Ministry of Environment, Conservation and Parks.

#### 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 south side of Conlin Road, west of Thickson Road North and east of Anderson Street (refer to Attachment #1). The subject land is approximately 4.95 ha (12.23 acres) in size.

The subject land currently contains an existing 2-storey house that is used as an office, storage ponds for the hydro-vac facility, and outside storage of soil, aggregate, concrete and asphalt products. The surrounding land uses include:

- Agricultural land (future industrial) to the north;
- A hydro corridor to the immediate west and agricultural land (future residential, subject to applications for draft plans of subdivision);
- Industrial/storage uses to the south; and
- Industrial uses to the east that are connected to the subject lands by internal routes for trucks (refer to Attachment #2).

#### 3.2. Application and Proposed Development

A Zoning By-law Amendment Application has been submitted by MHBC Planning on behalf of 625 Conlin Ltd. to change the current zoning from Agricultural (A) to Restricted Industrial (M1) with site specific exemptions to permit industrial uses, including: a hydro-vac operation; contractor's yard; processing and outside storage of soil, aggregate, concrete and asphalt products; a ready-mix concrete batch plant; and accessory sales, service and office uses (refer to Attachment #3).

A holding (H) provision is also proposed that would be removed when appropriate documentation has been provided, including an Environmental Compliance Approval from the Ministry of Environment, Conservation and Parks.

#### 3.3. Documents Submitted in Support

The following documents were submitted in support of the application:

- Concept Site Plan, prepared by MHBC Planning, dated January 2025;
- Survey Plan, prepared by IBW Surveyors, dated September 2023;
- Topographic Survey, prepared by IBW Surveyors, dated September 2023;
- Geotechnical Investigation, prepared by Fisher Engineering, dated March 2024;
- Hydrogeological Investigation, prepared by Fisher Engineering, dated March 2024;
- Land Use Compatibility Report, prepared by RWDI, dated September 2023;
- Natural Heritage Review, prepared by Tarandus Associates Limited, dated April 2024;
- Noise Impact Study, prepared by Aercoustics, dated October 2023;
- Phase One Environmental Site Assessment, prepared by Sirati & Partners, dated September 2023;
- Planning Justification Report, prepared by MHBC Planning, dated January 2025;
- Site Grading and Servicing Plan, prepared by Urbanworks, dated February 2024; and
- Stormwater Management Brief, prepared by Urbanworks, dated February 2024.

The above documents have been distributed to relevant internal departments and external agencies for review and comment.

#### 4. Discussion:

#### 4.1. Whitby Official Plan

#### **Envision Durham Official Plan**

The subject land is designated "Employment Areas" on Map 1 of the Envision Durham Official Plan. Employment Areas are locations for primary employment generating uses such as manufacturing, assembly, processing, generation, freight and transportation, warehousing, storage, major facilities and similar uses that require access to highway, rail, shipping facilities and/or separation from sensitive land uses.

#### Whitby Official Plan

The subject land is located within the Taunton North Community Secondary Plan Area. The subject land is designated as "General Industrial" per Schedule 'L', Taunton North Community Secondary Plan, of the Town of Whitby Official Plan (refer to Attachment #4).

The predominant use of land designated as General Industrial is for the manufacturing, processing, assembly, servicing, storing of goods and raw materials, warehousing, and uses for similar and related purposes such as utility yards and functions, and transportation terminals. Truck, equipment and machinery service shops, building and contracting yards, commercial self-storage facilities, and landscape industry uses are permitted on lands designated as General Industrial (4.7.3.1.1).

Areas designated as General Industrial shall also permit accessory sales and service and office components of industrial operations, provided that they are smaller in scale and subordinate to the primary use, are located on the same lot as the primary use, have no detrimental impact on adjacent uses, and the floor space limits and any other specific requirements are included in the Zoning By-law (4.7.3.1.3).

General Industrial uses shall comply with all government health and environmental standards and guidelines so as to cause no adverse effects as a result of the emission of smoke, noise, odours, or any other form of pollution and shall be designed, buffered, and separated from sensitive land uses (4.7.3.5).

Waste disposal facilities involving the processing and/or transfer of waste may be permitted within the General Industrial designation as an accessory use to a permitted primary use, subject to Provincial approvals under the Environmental Protection Act (5.3.12.1).

#### 4.2. Zoning By-law

The subject land is currently zoned Agricultural (A) within Zoning By-law 1784, which permits a variety of agricultural and agricultural related uses but does not permit the proposed industrial uses (refer to Attachment #5).

A Zoning By-law Amendment is required to rezone the subject land to an appropriate zone category to implement the proposed industrial uses.

#### 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 north side 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 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 Concept Plan

Attachment #4: Excerpt from the Taunton North Community Secondary Plan

Schedule 'L'

Attachment #5: Excerpt from Zoning By-law 1784

# Attachment #1 Location Sketch



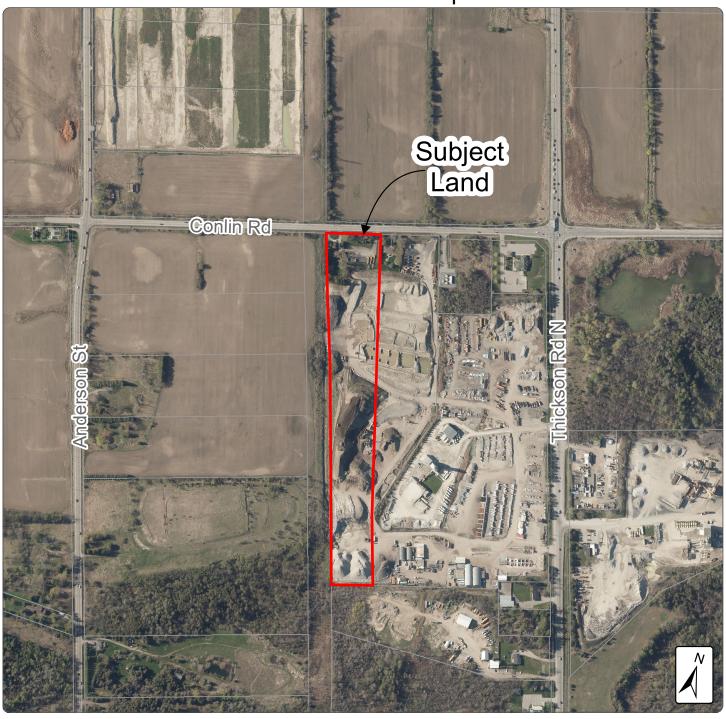
# Town of Whitby Planning and Development Department Proponent: 625 Conlin Limited File Number: DEV-09-25 / Z-05-25 June 2025

External Data Sources:

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## Attachment #2 **Aerial Context Map**



# white Town of Whitby Planning and Development Department

Proponent: File Number: Date: 625 Conlin Limited

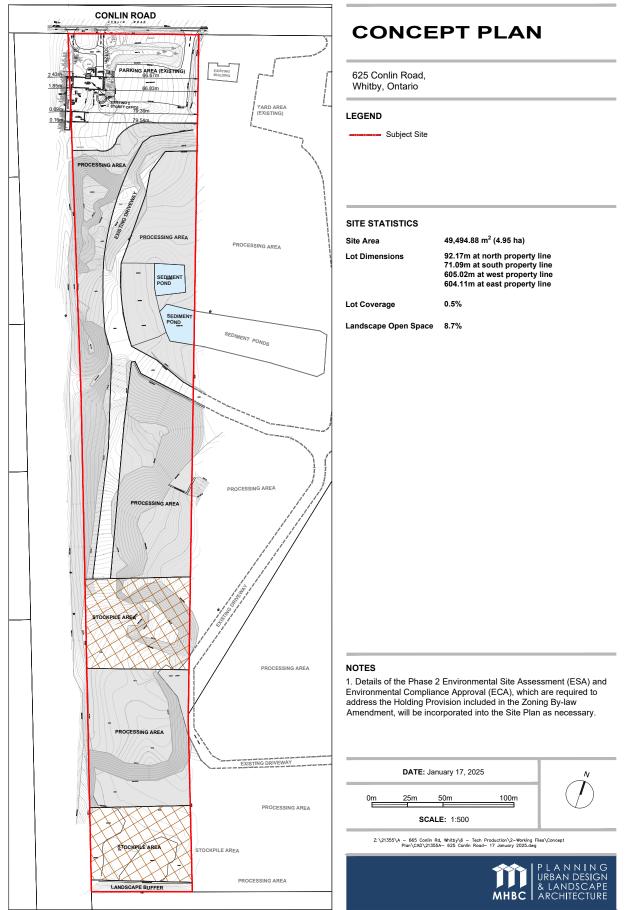
DEV-09-25 / Z-05-25

June 2025

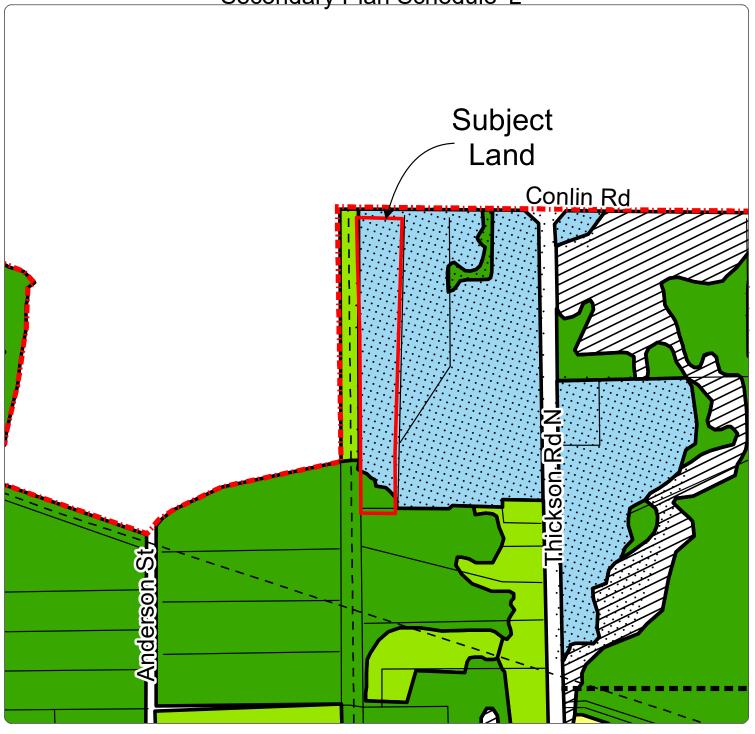
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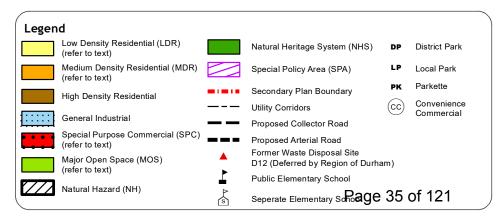
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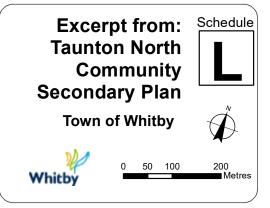
# Attachment #3 Proponent's Proposed Concept Plan



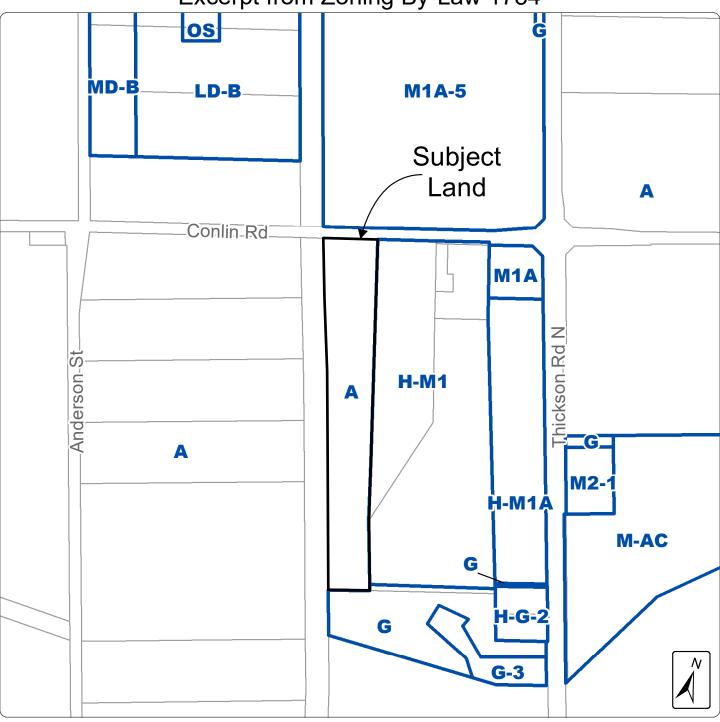
# Attachment #4 Excerpt from the Taunton North Community Secondary Plan Schedule 'L'







## Attachment #5 Excerpt from Zoning By-Law 1784



Town of Whitby Planning and Development Department			
Proponent: 625 Conlin Limited	File Number: DEV-09-25 / Z-05-25	Date: June 2025	
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# Town of Whitby Public Meeting Report



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Report Title: DEV-14-25: Draft Plan of Subdivision and Zoning By-

law Amendment Applications, Mykinder Holding Corporation, 7245 Cedarbrook Trail, File Nos. SW-

2025-01 and Z-07-25

Date of meeting: June 16, 2025

Report Number: PDP 35-25

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:

J. Taylor, Director of Planning, 905-444-2908

L. Riviere-Doersam, Project Manager, 905-444-2895

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#### 1. Highlights:

- GHD, on behalf of Mykinder Holding Corporation, has submitted Draft Plan of Subdivision and Zoning By-law Amendment applications for land municipally known as 7245 Cedarbrook Trail.
- The Draft Plan of Subdivision proposes the development of 33 singledetached units, 1 block for 7 townhouse units, a stormwater management pond and a road.
- The Zoning By-law Amendment application proposes to change the current zoning from Agricultural (A) to various zones to implement the Draft Plan of Subdivision.

#### 2. Purpose:

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

#### 3. Background:

#### 3.1. Site and Area Description

The subject land is located on the north side of Columbus Road West, east of Cedarbrook Trail (refer to Attachment #1). The subject land is approximately 24.7 ha (61 acres). Due to the site being partially located within the Provincial Greenbelt Plan Area, development is only proposed for 5.03 ha (12.4 acres) of the subject land.

The subject land is currently vacant. The central area of the site is vegetated and includes a tributary of Lynde Creek. The Trans-Canada Pipeline bisects the property from east to west. The surrounding land uses include:

- Vegetated and rural-residential lands to the north located within the Provincial Greenbelt Plan Area;
- Agricultural land to the west, which is subject to a draft plan of subdivision application;
- Agricultural land to the east, which is subject to a draft-approved plan of subdivision; and
- Residential land and Open Space associated with the Lynde Creek Tributary to the south (refer to Attachment #2).

#### 3.2. Applications and Proposed Development

The Draft Plan of Subdivision application proposes the development of 33 single-detached units, 1 block for 7 townhouse units, a stormwater management pond and a road (refer to Attachment #3).

The Zoning By-law Amendment application proposes to change the current zoning from Agricultural (A) to various zones to implement the Draft Plan of Subdivision.

#### 3.3. Documents Submitted in Support

The following documents were submitted in support of the applications:

- Draft Plan of Subdivision prepared by GHD dated February 2025 (refer to Attachment #3);
- Planning Rationale Report prepared by GHD dated February 2025;
- Functional Servicing and Stormwater Management Report prepared by SCS Consulting dated February 2025;
- Environmental Impact Study prepared by Beacon Environmental dated February 2025;
- Traffic Impact Assessment prepared by BA Consulting Group Ltd. dated April 2024;
- Sub-Area Study prepared by SCS Consulting Group dated July 2023:
- Sustainability Report and Green Standards Checklist prepared by GHD dated June 2024;
- Noise Study prepared by YCA Engineering dated May 2024;
- Letter from Mykinder Holding Corporation, accepting the Stormwater Management Facility on their lands;
- Slope Stability Report prepared by B.I.G. Consulting Inc. dated June 2023;
- Geotechnical Investigation Report prepared by Soil Engineers Limited, dated August 2023;
- Hydrogeological Assessment prepared by Soil Engineers Limited dated March 2024;
- Hydrogeological Investigation Memo pertaining to the Stormwater Management facility prepared by B.I.G. Consulting Inc. dated June 2023;
- Stage 1 2 Archaeological Assessment prepared by Stantec dated July 15, 2024;

- Phase 1 Environmental Site Assessment prepared by Soil Engineers Limited dated June 27, 2024; and
- Active Transportation Component Plan, prepared by SCS Consulting Group Ltd., February 2025 (refer to Attachment #4).

#### 4. Discussion:

#### 4.1. Greenbelt Plan, 2017

The majority of the subject land, including the area proposed for the stormwater management pond, is located within land designated as "Protected Countryside" within the "Natural Heritage System" overlay in the Provincial Greenbelt Plan.

The infrastructure policies of the Greenbelt Plan state that all existing, expanded or new infrastructure is permitted within the Protected Countryside provided it meets one of the following two objectives:

- a) It supports agriculture, recreation and tourism, Towns/Villages and Hamlets, resource use or the rural economic activity that exists and is permitted within the Greenbelt;
- b) It serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban centres and between these centres and Ontario's borders (4.2.1).

The Greenbelt Plan further states that stormwater management facilities are prohibited in key natural heritage features, key hydrologic features and their associated vegetation protection zones. Additionally, within those portions of the Protected Countryside that define the major river valleys that connect the Oak Ridges Moraine to Lake Ontario, naturalized stormwater management systems may be permitted within the vegetation protection zone of a significant valleyland, provided they are located a minimum of 30 metres from the river or stream, and they are located outside of the vegetation protection zone of any other key natural heritage feature or key hydrologic feature (4.2.3.3).

#### 4.2. Whitby Official Plan

#### **Envision Durham Official Plan**

The area of the proposed residential development is designated as "Community Areas" and the area proposed for the stormwater management pond is designated as "Major Open Space" in the Envision Durham Official Plan.

Community Areas are intended to develop as complete communities, providing a range of housing, transportation and lifestyle choices, and creating opportunities for residents to live, shop, work and access services and amenities within their community (5.4).

The predominant use of land within Major Open Space Areas is environmental protection and conservation, while also allowing for a range of agricultural uses, agriculture-related uses, on-farm diversified uses, and recreational uses, where appropriate (7.1.6).

Development or site alteration within Major Open Space Areas and/or the Greenbelt Natural Heritage System must demonstrate that:

- a) there will be no negative impacts on key natural heritage features or key hydrologic features or their functions;
- connectivity between key natural heritage features or key hydrologic features located within 240 metres of each other is maintained, or where possible, enhanced;
- the removal of natural features not identified as key natural heritage features or key hydrologic features is avoided and such features are incorporated into the planning and design of the proposed use, wherever possible;
- d) the disturbed area of any site does not exceed 25% and the impervious surface does not exceed 10% of the total developable area, except for major recreational uses and aggregate extraction areas. The use of low impact development, such as permeable pavers and grassed swales is encouraged to achieve this requirement (7.1.9).

#### Whitby Official Plan

The subject land is located within the Brooklin Community Secondary Plan Area. The subject land is designated as "Low Density Residential", "Medium Density Residential", "Natural Heritage System" and "Natural Hazard" on Schedule 'J', Brooklin Community Secondary Plan of the Town of Whitby Official Plan (refer to Attachment #5).

Lands designated Low Density Residential are primarily intended for single, semi-detached and duplex dwellings not exceeding 3-storeys in height, at a density of 25 to 35 units per net hectare (11.4.9.5)

Lands designated Medium Density Residential are intended to provide increased densities along arterial and collector roads, to support future transit and active transportation, and to function as a transition in density and intensity of uses between Low Density Residential Areas and higher density mixed-use and commercial areas.

Medium Density Residential areas permit street and block townhouses, small apartments and other forms of multiple residential dwellings not exceeding 4 storeys in height. Within the Intensification Corridor along Columbus Road, the minimum density shall be 50 units per net hectare and the maximum density shall be 80 units per net hectare (11.4.10.4).

The Natural Heritage System designation is comprised of an interconnected system of key natural heritage and hydrologic features. The extent and exact location of the natural heritage and hydrologic features of the Natural Heritage System are to be determined through appropriate environmental studies (11.4.25.2).

Lands designated Natural Hazard include areas that are unstable, prone to flooding conditions, poor soils, steep slopes, and erosion hazards (5.3.10.1).

#### 4.3. Zoning By-law

The subject land is currently zoned Agricultural (A) within Zoning By-law 1784 (refer to Attachment #6) which permits a variety of agricultural and agricultural related uses but does not permit the proposed uses.

A Zoning By-law Amendment is required to rezone the subject land to appropriate categories to implement the proposed Draft Plan of Subdivision.

#### 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 west and south side 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

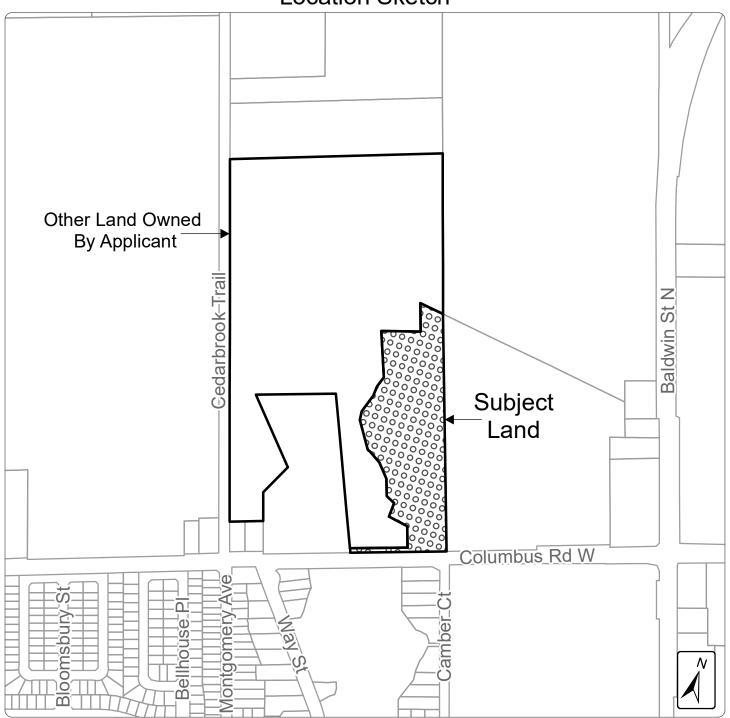
Attachment #2: Aerial Context Map

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

Attachment #4: Proponent's Proposed Active Transportation Component Plan
Attachment #5: Excerpt from Brooklin Community Secondary Plan Schedule 'J'

Attachment #6: Excerpt from Zoning By-law 1784

### Attachment #1 **Location Sketch**

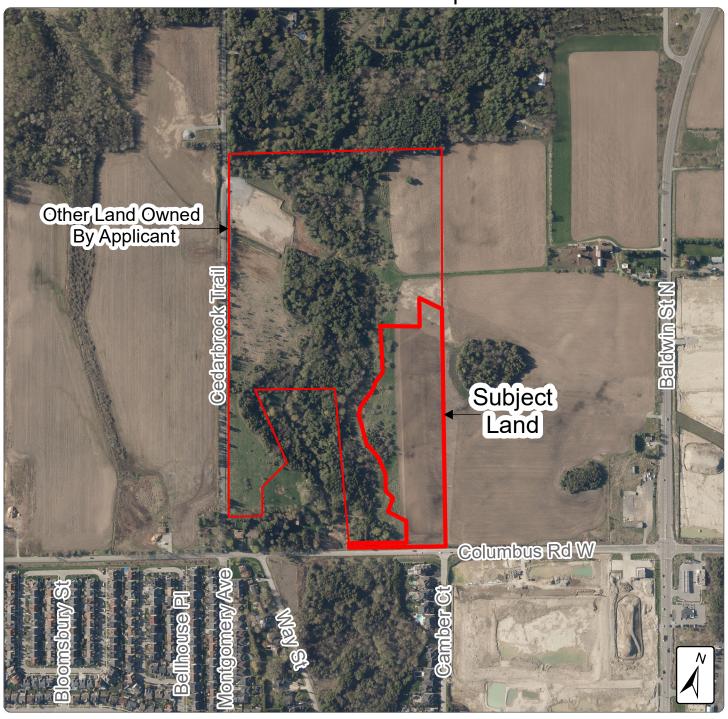


Town of Whitby Planning and Development Department		
Proponent: MyKinder Holding Corporation	File Number: DEV-14-25 (SW-2025-01, Z-07-25)	Date: June 2025
External Data Sources:		

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# Attachment #2 Aerial Context Map



### Town of Whitby Planning and Development Department

Proponent: File Number: Date:

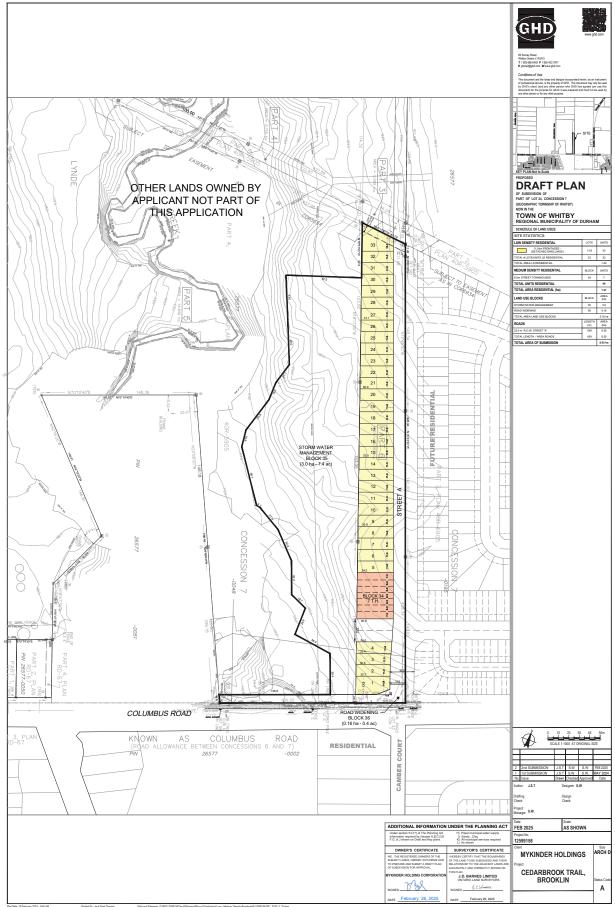
MyKinder Holding Corporation DEV-14-25 (SW-2025-01, Z-07-25) June 2025

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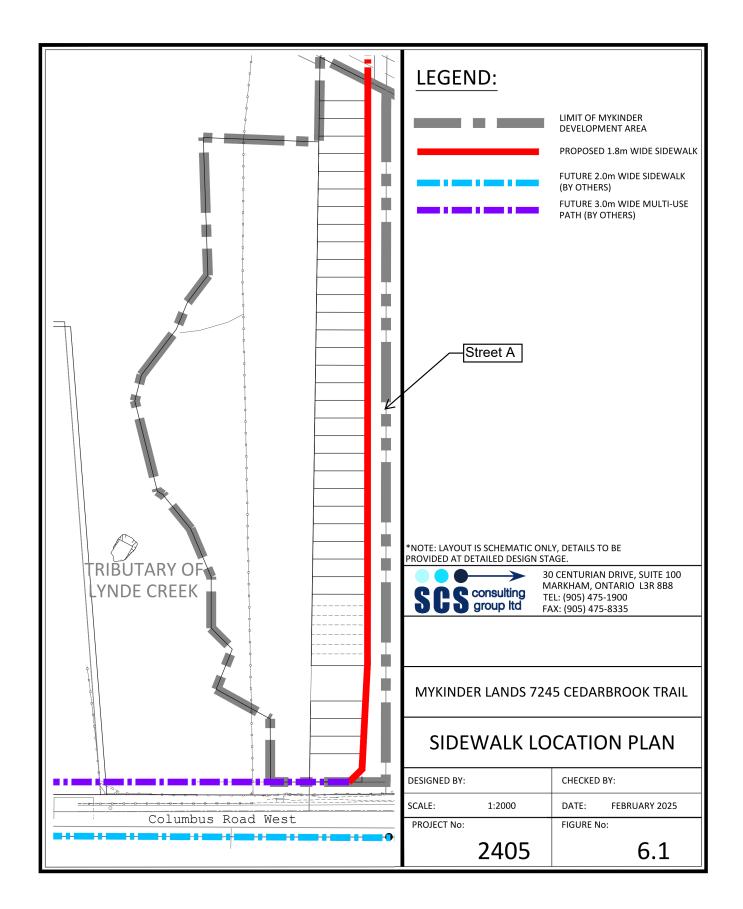
### Attachment #3 Proponent's Proposed Draft Plan of Subdivision



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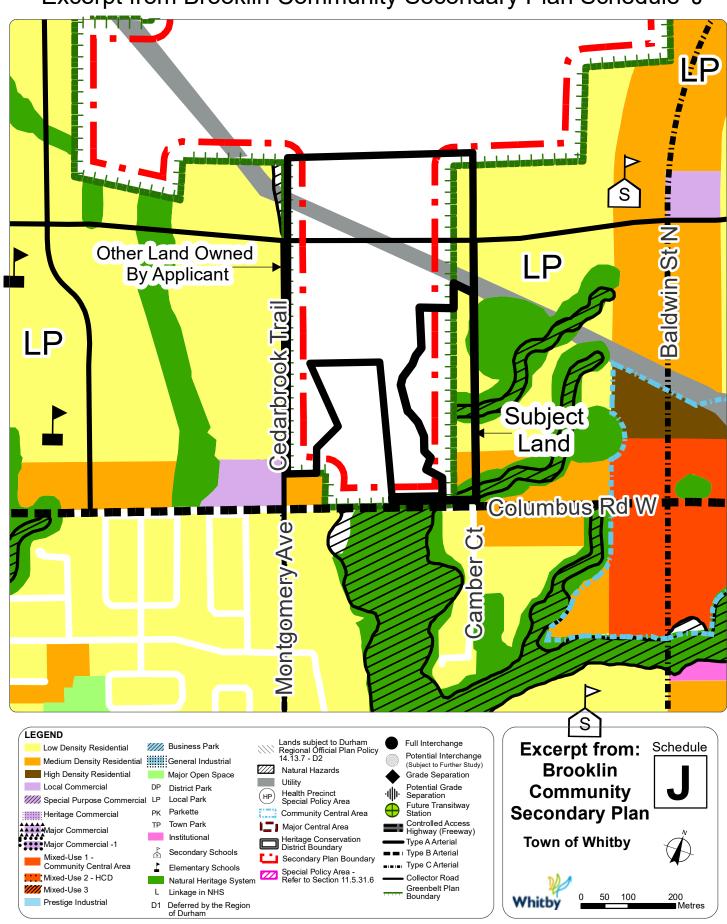
### Attachment #4

### Proponent's Proposed Active Transportation Component Plan

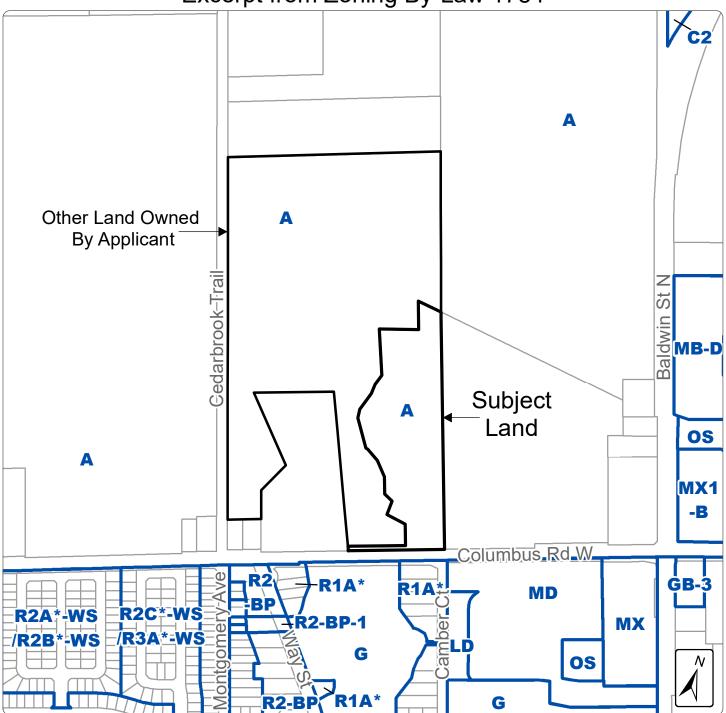


Attachment #5

### Excerpt from Brooklin Community Secondary Plan Schedule 'J'



# Attachment #6 Excerpt from Zoning By-Law 1784



Town of Whitby Planning and Development Department		
Proponent: MyKinder Holding Corporation	File Number: DEV-14-25 (SW-2025-01, Z-07-25)	Date: June 2025
External Data Sources:		

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# Town of Whitby Public Meeting Report



whitby.ca/CouncilCalendar

Report Title: DEV-15-25: Zoning By-law Amendment Application,

Nihal and Lachman Inc., 7030 Baldwin Street North,

File No. Z-08-25

Date of meeting: June 16, 2025

Report Number: PDP 36-25

**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:

J. Taylor, Director of Planning, 905-444-2908

J. Malfara MCIP RPP Principal Planner, Zoning & Regulation 905-444-2930

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#### 1. Highlights:

- An application has been submitted to the Town of Whitby by Nihal and Lachman Inc. for the land located at the northwest corner of Columbus Road and Baldwin Street North, municipally addressed as 7030 Baldwin Street North.
- The proposed development consists of a 6-storey, 140 unit residential apartment building with 1,457 square metres of ground floor commercial space.
- A Site Plan application has also been submitted and is currently under review.

#### 2. Purpose:

The purpose of this report is to present the information and materials submitted in support of the application and provide an opportunity for public input at a statutory public meeting, as required by the Planning Act.

#### 3. Background:

#### 3.1. Site and Area Description

The subject land is municipally addressed as 7030 Baldwin Street North, and is situated on the northwest corner of Baldwin Street North and Columbus Road West (refer to Attachment #1). The subject land is approximately 1.29 hectares (3.18 ac.) in area and includes a vacant one storey building and a gravel parking lot. The subject land has frontage onto Baldwin Street North and Columbus Road.

The subject land is surrounded by future development lands to the north, east, west, and south (refer to Attachment #2).

#### 3.2. Application and Proposed Development

The proposed development consists of a 6-storey, 140 unit residential apartment building with 1,457 square metres of ground floor commercial space. A landscaped pedestrian area is proposed along the Baldwin Street North frontage, and parking will be situated to the west of the proposed building (refer to Attachments #3 and 4).

The purpose of Zoning By-law Amendment Application (Z-08-25) is to change the zoning of the subject land from Agricultural (A) to an appropriate zone category to permit the proposed mixed-use development.

The proponent has submitted an application for Site Plan Approval. This application is being reviewed concurrently with the Zoning By-law Amendment application.

#### 3.3. Documents Submitted in Support

A number of documents were submitted in support of the application, including the following:

- A Planning Rationale Report prepared by Kevin M. Duguay Community Planning and Consulting Inc. dated February 2025;
- Stage 1 & 2 Archaeological Assessment prepared by Amick Consultants Limited, dated October 4, 2023;
- Environmental Impact Study, prepared by GHD, dated December 7, 2021:
- Geotechnical Investigation Report, prepared by Cambium Inc, dated December 10, 2021;
- Hydrogeological Assessment Report, prepared by Cambium Inc, dated April 18, 2022;
- Phase One Environmental Site Assessment, prepared by Cambium Inc, dated September 21, 2023;
- Phase Two Environmental Site Assessment, prepared by Cambium Inc, dated September 21, 2023;
- Transportation Impact Study, prepared by Asurza Engineers, dated March 3, 2023;
- Landscape Plans and Tree Inventory and Preservation Plans, prepared by Henry Kortekaas and Associates Inc, dated December 5, 2024;
- Arborist Report, prepared by Henry Kortekaas and Associates Inc, dated January 9, 2025;
- Topographic Survey, prepared by P&C Surveying Inc., dated May 1, 2021;
- Electrical Site Plan and Details, prepared by Berthelot Engineering Ltd., dated January 23, 2025;
- Engineering Drawing Package (Pre/Post Drainage Plan, Grading Plan, Erosion and Sediment Control Plan, Pavement Marking Plan, Servicing Plan), prepared by Acadia Engineering, dated November 4, 2024;
- Functional Servicing Report, prepared by Acadia Engineering, dated November 2024;
- Urban Design Brief, prepared by Acadia Engineering, dated November 2024;
- Stormwater Analysis, prepared by JFSA Water Resources and Environmental Consultants, dated November 1, 2024; and
- Environmental Noise and Vibration Impact Study, prepared by Vintec Acoustics, dated May 20, 2022.

The above documents have been distributed to all relevant internal departments and external agencies for review and comment.

#### 4. Discussion:

#### 4.1. Envision Durham Official Plan

The subject land is located within the Community Areas and Regional Corridor designation of the Envision Durham Official Plan (Refer to Attachment #5).

Community Areas are intended to offer a complete living environment and are to be comprised of housing, commercial uses such as retail shopping and personal service uses, offices, institutional uses, community uses, and public service facilities such as schools, libraries and hospitals, as well as an array of cultural and recreational uses.

Lands fronting or abutting Regional Corridors are intended to help form key connections between Strategic Growth Areas, other nodes and corridors, and certain Employment Areas within the Town and Region. Regional Corridors support the movement of people and goods, and intensification along these areas is supported.

#### 4.2. Whitby Official Plan (Brooklin Community Secondary Plan)

The subject land is located within the Mixed-Use-1-Community Central Area in accordance with Schedule 'J' of the Brooklin Community Secondary Plan (Refer to Attachment #6).

The subject land is also located within an intensification corridor and has frontage on a Type B arterial road (Columbus Rd W.) and Type C arterial road (Baldwin St N.).

The Mixed-Use 1- Community Central Area designation is intended to provide a mix of residential and non-residential uses in a pedestrian-oriented manner at a density which supports frequent transit service.

The subject land must have a mix of two or more land uses, and each Mixed-Use 1 – Community Central Area designation as a whole is intended to provide a mix of residential and commercial uses.

Townhouses, apartments, and other forms of multiple dwellings are permitted with a density range between 65 and 135 dwelling units per net hectare. Proposals for High Density Residential development and redevelopment, up to 300 dwelling units per net hectare, may be considered through an amendment to the Zoning Bylaw where the lands are located within Intensification Corridors.

#### 4.3. Zoning By-law

The subject land is zoned Agricultural (A) within the Town of Whitby Zoning By-law 1784, which permits a variety of agricultural and agricultural related uses (refer to Attachment 12).

A Zoning By-law Amendment is required to rezone the subject land to an appropriate zone category to implement the proposed mixed-use 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 along the frontages 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. 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

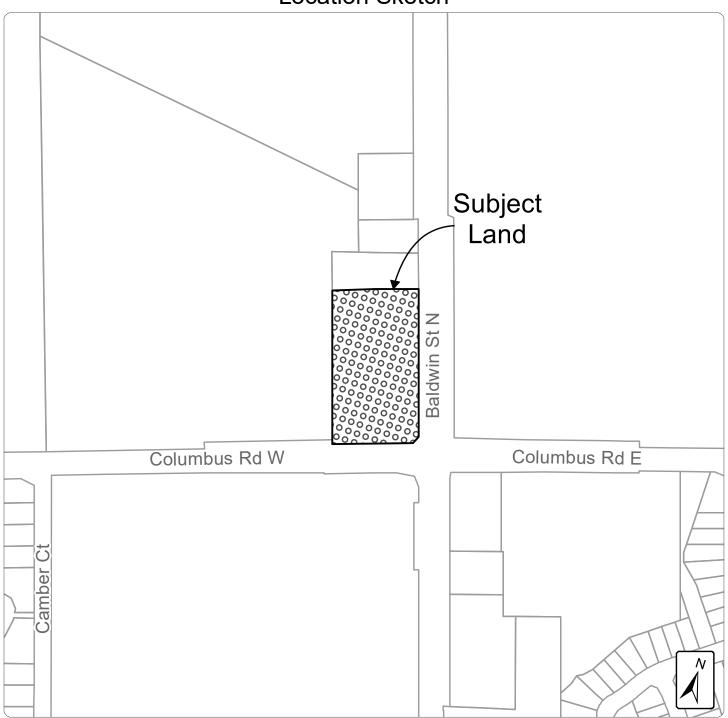
Attachment #4: Proponent's Proposed Building Elevations

Attachment #5: Excerpt from Envision Durham Official Plan – Map 1

Attachment #6: Excerpt from Brooklin Community Secondary Plan – Schedule J

Attachment #7: Excerpt from Zoning By-law 1784

### Attachment #1 Location Sketch



# Town of Whitby Planning and Development Department Proponent: Nihal and Lachman Inc. File Number: Date: DEV-15-25 (Z-08-25) June 2025

External Data Sources:

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## Attachment #2 Aerial Context Map



### White Town of Whitby Planning and Development Department

Proponent: File Number: Date:

Nihal and Lachman Inc. DEV-15-25 (Z-08-25)

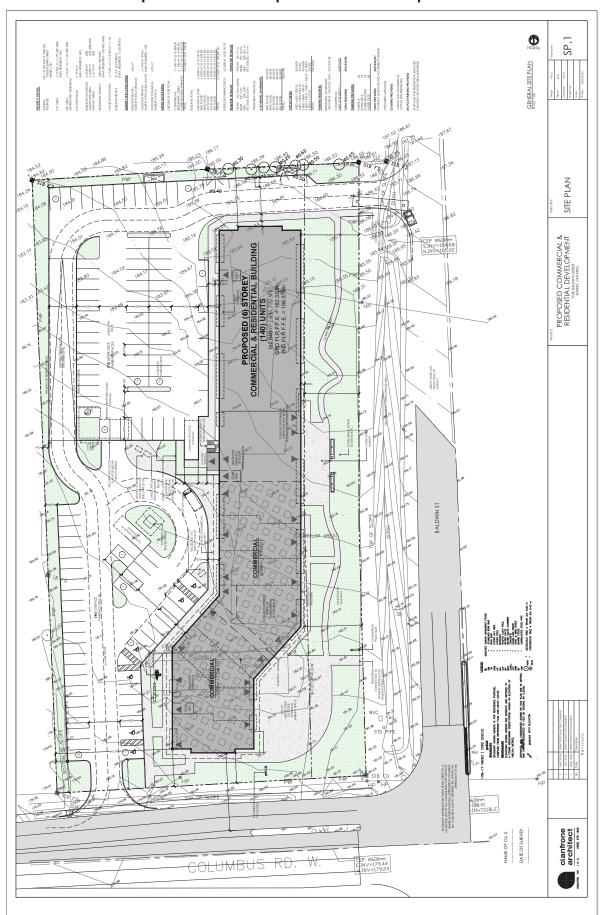
June 2025

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# Attachment #3 Proponent's Proposed Concept Plan



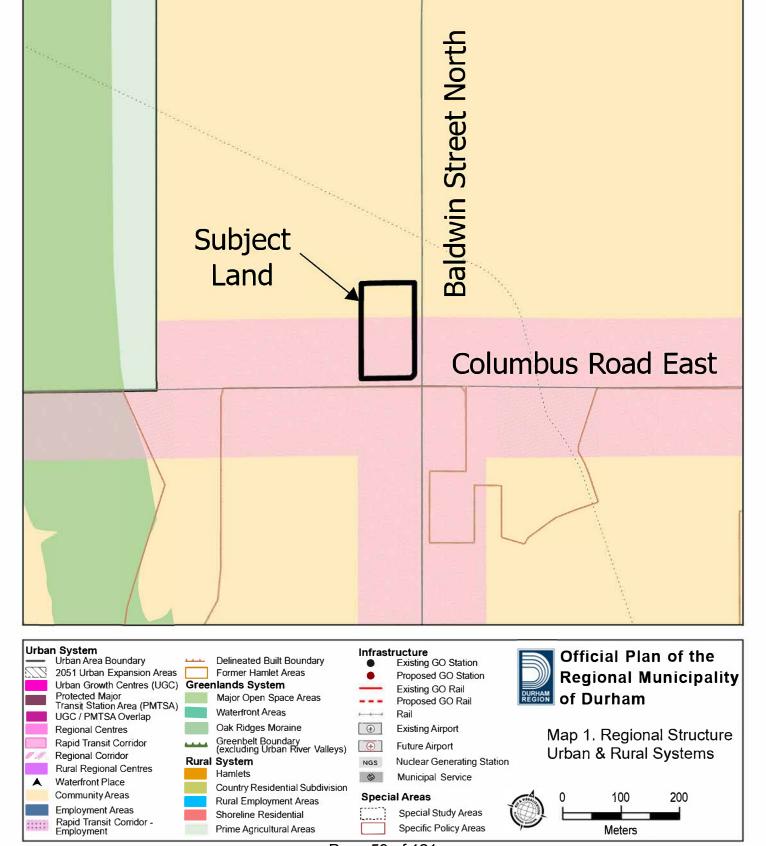
Page 57 of 121

# Attachment #4 Proponent's Proposed Building Elevations



Page 58 of 121

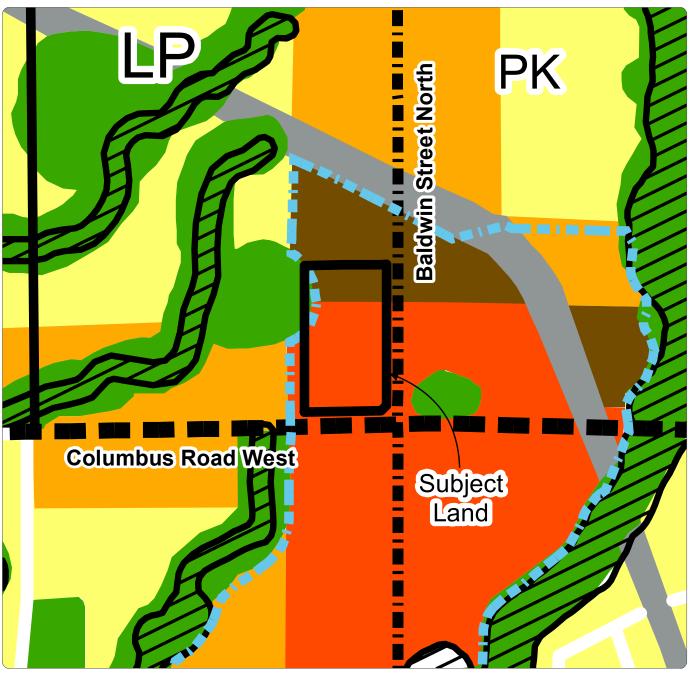
# Attachment #5 Excerpt from Envision Durham Official Plan Map '1' – Regional Structure



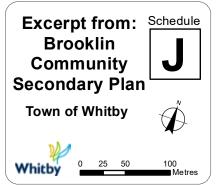
Page 59 of 121

Attachment #6

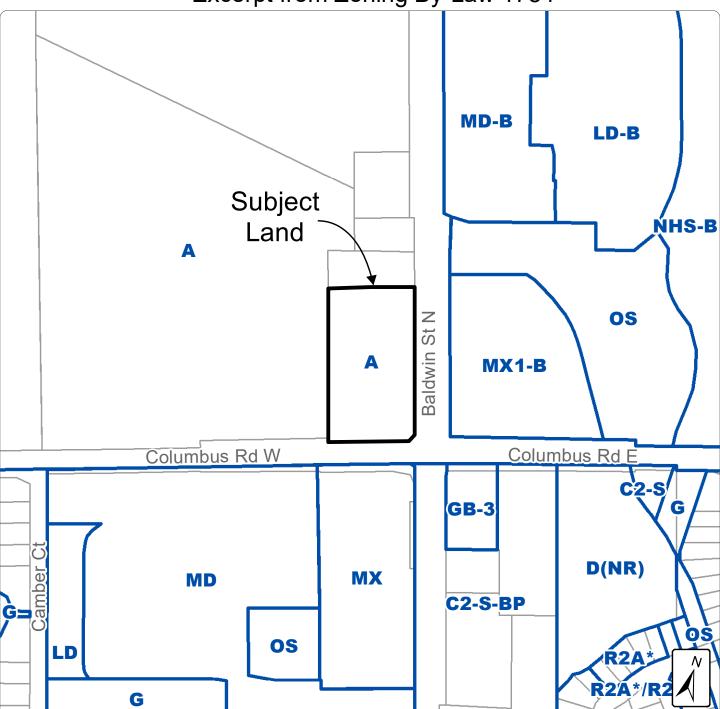
Excerpt from Brooklin Community Secondary Plan Schedule 'J'







### Attachment #7 Excerpt from Zoning By-Law 1784



#### white Town of Whitby Planning and Development Department Proponent: File Number: Date: DEV-15-25 (Z-08-25) Nihal and Lachman Inc. June 2025 External Data Sources:

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# Town of Whitby Public Meeting Report



whitby.ca/CouncilCalendar

Report Title: Official Plan Amendment and Zoning By-law

Amendment Applications for 21,25 & 27 Winchester Rd. E., by Upperview Winchester Inc. File No. DEV-16-

25 (OPA-2025-W/02, Z-09-25)

Date of meeting: June 16, 2025

Report Number: PDP 37-25

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:

J. Taylor, Director of Planning, 905-444-2908

D. Coore, Planner I, Policy & Heritage Planning, 905-444-1946

Planning Report PDP 37-25 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(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 <u>Town's website</u>.

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:

- Official Plan Amendment and Zoning By-law Amendment applications have been submitted by Evans Planning Inc., on behalf of Upperview Winchester Inc. for lands municipally known as 21, 25 and 27 Winchester Rd. E.
- The applications seek to: increase the maximum permitted residential density from 85 units per net hectare to 247 units per net hectare; increase the maximum permitted building height from 4 storeys to 6 storeys; and, change the zoning to an appropriate zone category to permit a proposed mixed-use development consisting of a 6-storey apartment building with 98 residential dwelling units and 385 square metres of ground floor commercial floor space.
- If approved, a future Site Plan Application will be required to facilitate the proposed development.

#### 2. Purpose:

The Planning and Development Department is in receipt of Official Plan Amendment and Zoning By-law Amendment applications for the subject lands located at 21, 25 and 27 Winchester Rd. E. The purpose of this report is to present information related to the Official Plan Amendment and Zoning By-law Amendment applications at a statutory public meeting, as required by the Ontario Planning Act.

#### 3. Background:

#### 3.1. Site and Area Description

The subject land is municipally known as 21, 25 and 27 Winchester Rd. E. and is situated on the southeast corner of Winchester Road East and Chelmsford Drive. The lands collectively have approximately 49.72 metres of frontage along Winchester Road East and also includes approximately 70.0 metres of frontage (exterior yard) onto Chelmsford Drive (refer to Attachment #1).

The subject land currently has two single detached dwellings located at 25 and 27 Winchester Rd. E. A portion of the subject land located at 21 Winchester Rd. E. is currently vacant (refer to Attachment #2).

Surrounding land uses include: a dental office, clinic and single detached dwellings to the north; open space and a single detached dwelling and commercial use to the east; a commercial plaza to the west; and townhouses and open space to the south (refer to Attachment #2).

#### 3.2. Applications and Proposed Development

The applicant is proposing a 6-storey apartment building with 98 apartment units and 385 square metres of ground-floor commercial floor space (refer to Attachments #3 and #4).

The Official Plan Amendment Application (OPA-2025-W/02) seeks to increase the maximum permitted net residential density from 85 units per net hectare to 247 units per net hectare, and to also increase the maximum permitted building height of a mixed-use building from 4-storeys to 6-storeys.

The Zoning By-law Amendment application (Z-09-25) seeks to amend the existing zoning from Commercial 1 – Village of Brooklin Zone Exception 2 (C1-VB-2) and Residential Type 1 – Village of Brooklin Zone (R1-VB) to an appropriate zone category to permit the proposed mixed-use development.

#### 3.3. Documents Submitted in Support

A number of documents were submitted in support of the applications, including the following:

- An Arborist Report and Tree Preservation Plan prepared by Beacon Environmental Limited, dated February 21, 2025;
- An Architectural Drawing Set prepared by SRN Architects, dated January 22, 2025;
- Civil Engineering Drawings prepared by Aplin Martin dated February 21 2025;
- A Draft Proposed Official Plan Amendment, prepared by Evans Planning Inc.;
- A Draft Proposed Zoning By-law Amendment, prepared by Evans Planning Inc.;
- An Engineering Letter prepared by Aplin Martin, dated December 17, 2024;
- An Environmental Impact Study prepared by Beacon Environmental Limited, dated February 21, 2025;
- A Functional Servicing Report and Stormwater Management Plan prepared by Aplin Martin, dated February 21, 2025;
- A Geomorphic Assessment prepared by Beacon Environmental, dated January 2021;
- A Geotechnical Investigation Report prepared by GHD Inc., dated August 9, 2021;

- A Traffic Impact Study prepared by GHD, dated May 10, 2024;
- A Hydrogeological Assessment prepared by GHD, dated July 26, 2021;
- A Landscape Drawing Set prepared by Henry Kortekaas & Associates Inc., dated December 19, 2022;
- A Landscape Cost Estimate prepared by Henry Kortekaas & Associates Inc., dated January 10, 2025;
- A Noise Study prepared by YCA Engineering Limited, dated March 2023;
- A Phase I Environmental Site Assessment prepared by GHD, dated July 26, 2021;
- A Planning Justification Report prepared by Evans Planning Inc. dated December 2023;
- A Site plan and Elevations prepared by SRN Architects, dated December 1, 2023;
- A Stage 1-2 Archaeological Assessment prepared by Archaeological Assessments Ltd., dated June 18 2021; and,
- A topological Survey prepared by Greater Toronto Acres Surveying Inc., dated January 20, 2015.

The above documents have been distributed to relevant internal departments and external agencies for review and comment.

#### 4. Discussion:

#### 4.1. Official Plan

#### 4.1.1. Envision Durham

The subject land is designated as "Regional Centres" in Envision Durham. Envision Durham also identifies the lands as being situated within a "High Frequency Transit Network" (Winchester Road East).

Regional Centres are intended to be hubs for culture, services, shopping and offer an integrated variety of institutional, commercial including major retail, public service facilities, higher density mixed use residential development, recreation, cultural, entertainment and office uses.

#### 4.1.2. Town of Whitby Official Plan

The subject land is designated Major Commercial, with a portion designated Major Open Space, located within a Major Central Area, as identified on Schedule A – Land Use of the Whitby Official Plan (refer to Attachment #5).

The subject land is also located within an Intensification Area on Schedule B – Intensification of the Official Plan (refer to Attachment #6). Intensification Areas are locations where more intensive development, through appropriate forms of increased height and density, is intended to occur.

The subject land is designated Mixed-Use 3, with a portion designated Natural Hazards on Schedule 'J' – Brooklin Community Secondary Plan (refer to Attachment #7).

Lands designated Mixed-Use 3 are intended to accommodate a mix of two or more land uses on a site, either within the same building or integrated as separate buildings on the lot to ensure an intensive, transit-supportive and efficient use of land (Policy 4.6.1.1) and to provide new opportunities for housing and employment that support the redevelopment of Mixed-Use areas (Policy 4.6.2.1). The maximum permitted building height is 4-storeys, and the maximum permitted residential density is 85 units per net hectare.

Lands designated Major Open Space are intended to establish, maintain, preserve and enhance integrated and linked system of public open spaces, natural heritage and hydrologic features, agricultural lands, rural uses, parkland and recreational facilities.

Lands designated Natural Hazards are those lands exhibiting poor drainage, unstable or organic soils, flood susceptibility, erosion hazards such as steep slopes or any other physical condition which could cause property damage, loss of life, or lead to the deterioration or degradation of the environment, if developed. The extent and exact location of Natural Hazards are to be determined through an Environmental Impact Study (EIS) and set out in the Zoning By-law in consultation with the Conservation Authority and any other applicable agency.

An Official Plan Amendment is required to increase the maximum permitted building height within the Mixed-Use 3 designation from 4-storeys to 6-storeys, and to increase the maximum permitted residential density from 85 units per net hectare to 245 units per net hectare to permit the proposed development.

#### 4.2. Zoning By-law

The subject land is zoned Commercial 1 – Village of Brooklin Zone Exception 2 (C1-VB-2) and Residential Type 1 – Village of Brooklin Zone (R1-VB) within the Town of Whitby Zoning By-law 1784 (refer to Attachment # 8).

A Zoning By-law Amendment is required to rezone the subject land to an appropriate zone category to permit the proposed development of a 6-storey apartment building with 98 residential dwelling units, with 385 square metres of ground floor commercial floor space.

#### 4.3. Future Application

If approved, a future Site Plan application will be required to implement 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 along the Chelmsford Drive and Winchester Road E. frontages of the subject land at least 20 days in advance of the meeting date in accordance with the Planning Act and the Town's notification procedures. Although the applicant originally installed the sign with the incorrect meeting date, it was corrected the following day and meets the statutory requirements for notice.

#### 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:

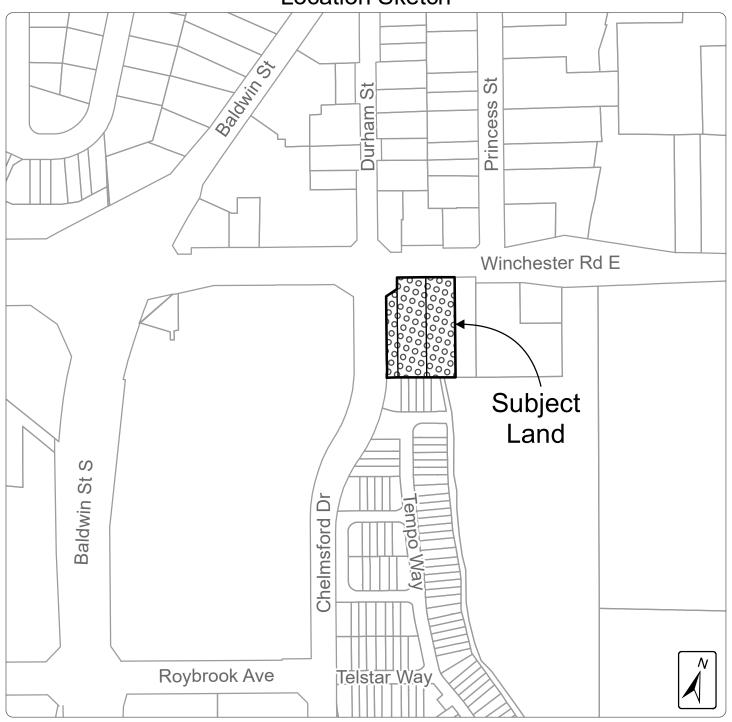
All comments received at this statutory public meeting, as well as any subsequent written submissions, will be considered by the Planning and Development Department as part of its review and analysis of the development applications. A recommendation report will be brought forward to the Committee of 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 Site Plan
Attachment #4	Proponent's Proposed Building Elevations
Attachment #5	Excerpt from Town of Whitby Official Plan Schedule 'A' – Land Use
Attachment #6	Excerpt from Town of Whitby Official Plan Schedule 'B' – Intensification
Attachment #7	Excerpt from the Brooklin Community Secondary Plan Schedule 'J'
Attachment #8	Excerpt from Zoning By-law 1784

### Attachment #1 Location Sketch



## Town of Whitby Planning and Development Department Proponent: File Number: Date:

Evans Planning Inc. on behalf of Upperview Winchester Inc.

DEV-16-25 (OPA-2025-W/02, Z-09-25)

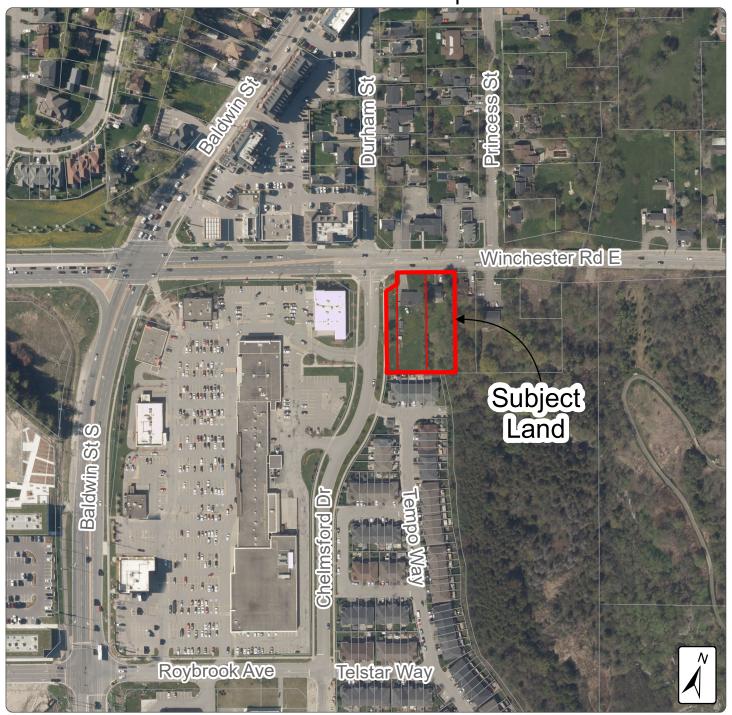
June 2025

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# Attachment #2 Aerial Context Map



### Town of Whitby Planning and Development Department

Proponent:

File Number:

Date:

Evans Planning Inc. on behalf of Upperview Winchester Inc.

DEV-16-25 (OPA-2025-W/02, Z-09-25)

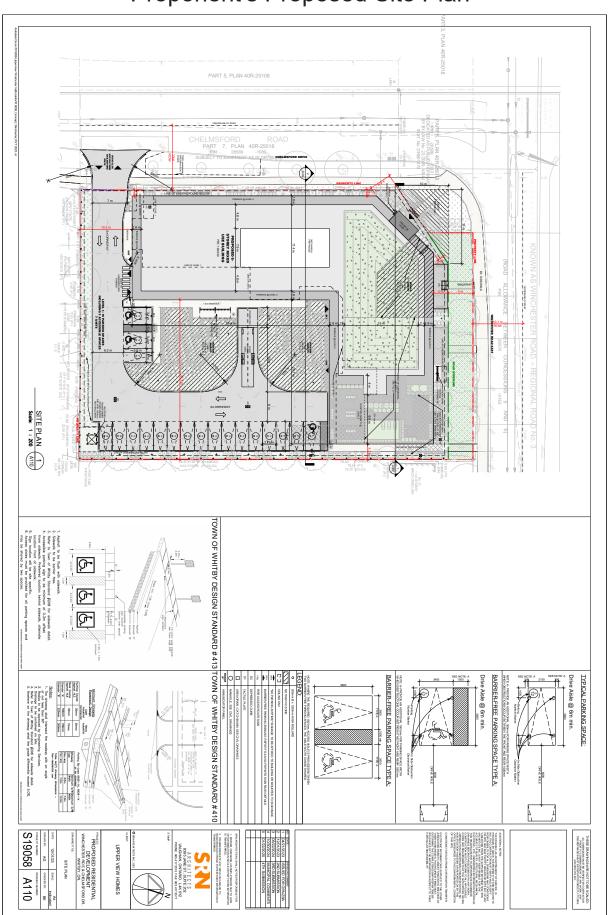
June 2025

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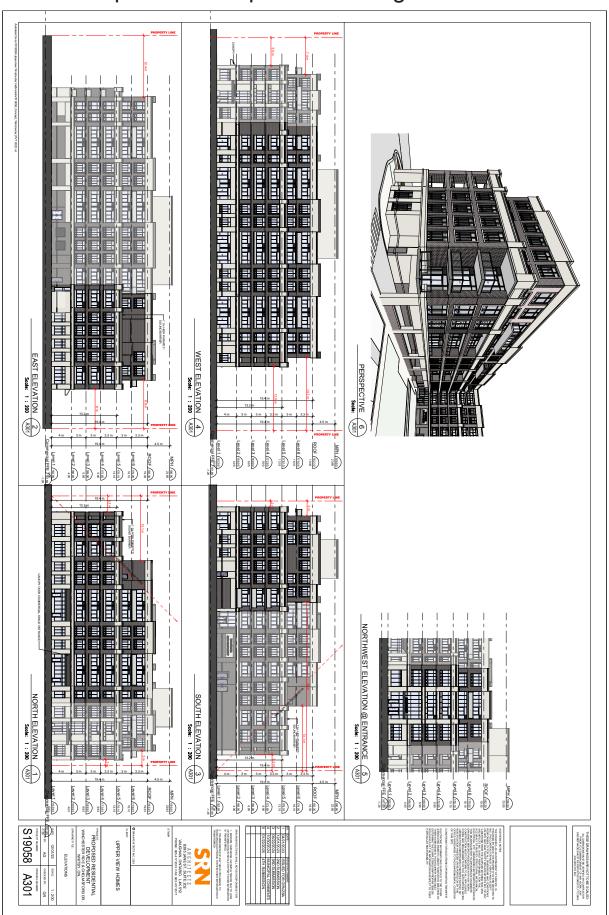
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# Attachment #3 Proponent's Proposed Site Plan



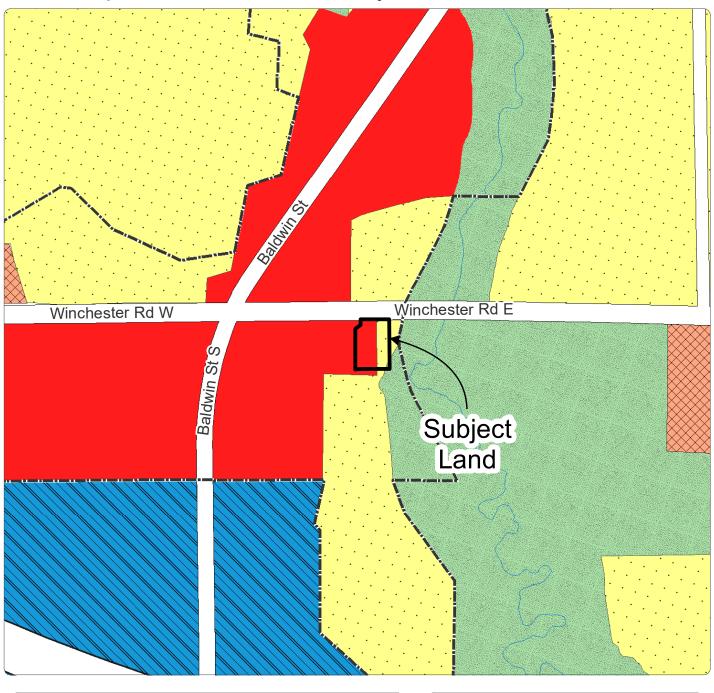
Page 71 of 121

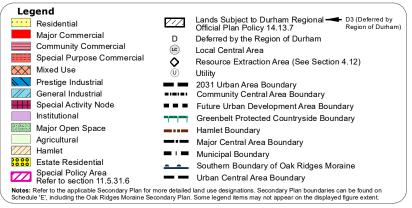
# Attachment #4 Proponent's Proposed Building Elevations

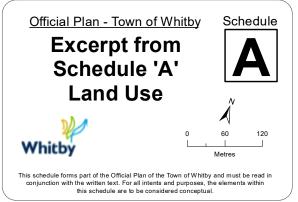


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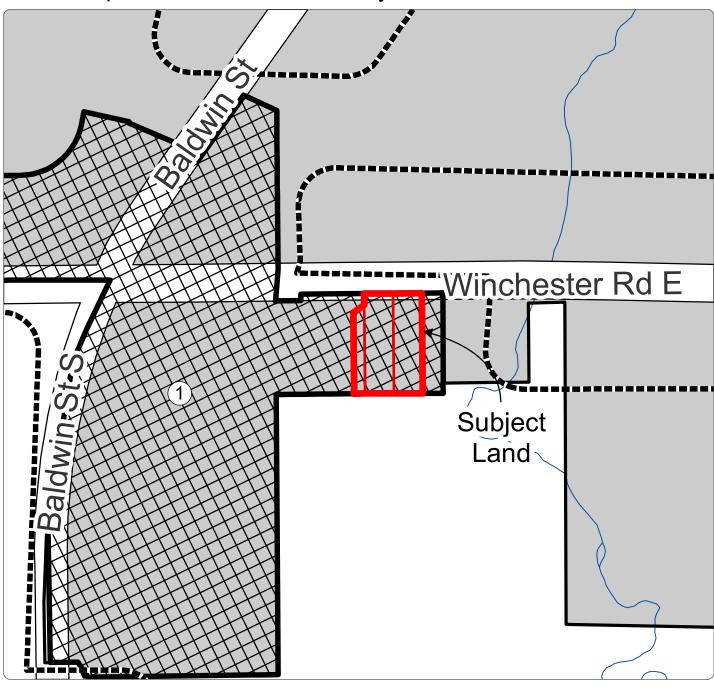
### Attachment #5 Excerpt from the Town of Whitby Official Plan Schedule 'A'





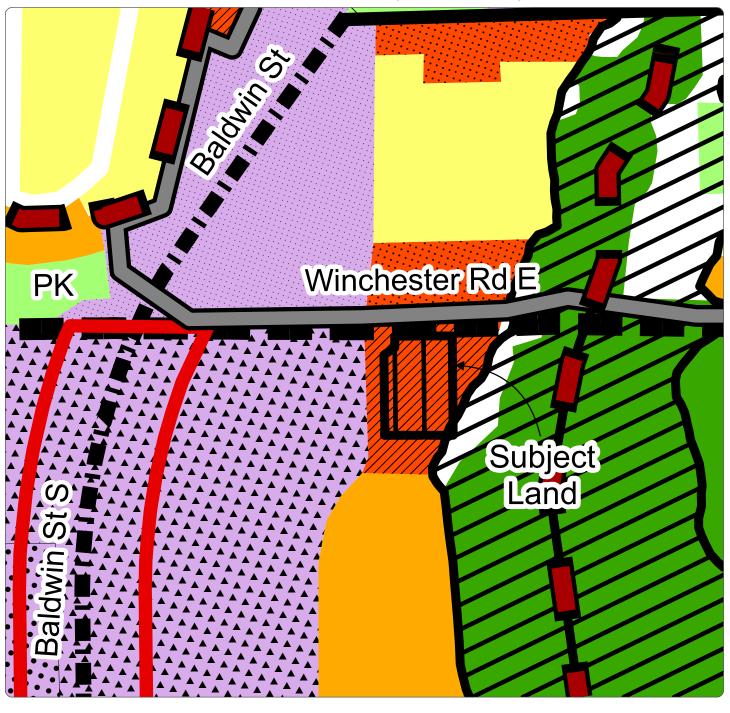


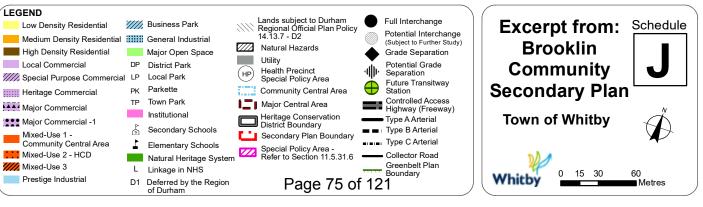
### Attachment #6 PDF Excerpt from the Town of Whitby Official Plan Schedule 'B'



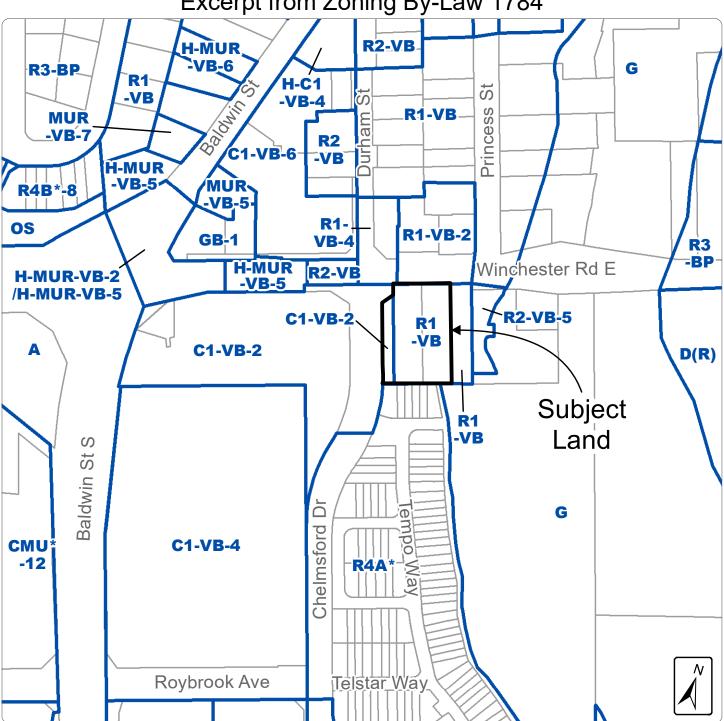


Attachment #7 Excerpt from the Brooklin Community Secondary Plan Schedule 'J'





### Attachment #8 Excerpt from Zoning By-Law 1784



## Town of Whitby Planning and Development Department Proponent: Evans Planning Inc. on behalf of Upperview Winchester Inc. Proponent: Development Department Date: DEV-16-25 (OPA-2025-W/02, Z-09-25) Date: June 2025

External Data Sources:

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# Town of Whitby Public Meeting Report



whitby.ca/CouncilCalendar

Report Title: DEV-17-25: Official Plan Amendment and Zoning By-

law Amendment, NIGICO Holdings Inc., Southeast Corner of Brock Street North and Taunton Road East,

File No. OPA-2025-W/03 and Z-10-25

Date of meeting: June 16, 2025

Report Number: PDP 38-25

**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:

J. Taylor, Director of Planning, 905-444-2908

L. England, Planner I, 905-444-2822

Planning Report PDP 38-25 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(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 <u>Town's website</u>.

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:

The Biglieri Group, on behalf of NIGICO Holdings Inc., has submitted Official Plan Amendment and Zoning By-law Amendment applications for a 3.08 hectare (7.63 acre) parcel of land located at the southeast corner of Brock Street North and Taunton Road East.

The proposed development consists of two blocks of multi-storey, high-rise, mixed-use apartment buildings, with commercial/retail floorspace at grade; stacked back-to-back, 4-storey townhouses; and 3-storey townhouses.

The proposed development, comprising a total of 788 dwelling units, and 1,220 square metres (13,000 square feet) of commercial/retail space at grade, would be developed in two phases. Phase One would consist of two 18-storey and two 25-storey, mixed-use buildings totaling 664 units; all retail/commercial floorspace; and, 96 4-storey, stacked back-to-back townhouse units. Phase Two would consist of 28 3-storey townhouse units.

#### 2. Purpose:

The Planning and Development Department is in receipt of Official Plan Amendment and Zoning By-law Amendment applications for the subject land. The purpose of this report is to present information related to the applications 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 at the southeast corner of Brock Street North and Taunton Road East (refer to Attachment #1). The subject land is approximately 3.08 hectares (7.63 acres) in size.

The subject land is currently vacant. The surrounding land uses include:

- A commercial plazas to the north, and northwest;
- A commercial plaza and a retirement home to the west;
- Townhouse residential units to the south; and,
- A commercial plaza, townhouse residential units and a retirement home to the east (refer to Attachment #2).

#### 3.2. Applications and Proposed Development

The purpose of the Official Amendment application is to increase the maximum permitted building height from 18 to 25-storeys; increase the density for the portion of the property designated Mixed Use; and adjust the boundary of the land use designations on the subject land.

The purpose of the Zoning By-law Amendment application is to amend Zoning By-law 1784 from the current CMU\*-1 (Commercial Mixed Use Exception 1) and CMU\*-2 (Commercial Mixed Use Exception 2) zoning to appropriate zone categories to permit the proposed development.

#### 3.3. Documents Submitted in Support

The following documents were submitted in support of the applications.

- A Site Plan prepared by Venchiarutti Gagliardi Architect Inc., dated February 4, 2025. (refer to Attachment #3).
- Site Plan Statistics and Underground Parking Plans prepared by Venchiarutti Gagliardi Architect Inc., dated February 4, 2025.
- Floor Plans and Elevations prepared by Venchiarutti Gagliardi Architect Inc., dated February 3, 2025. (refer to Attachment #4).
- A Massing Model prepared by Venchiarutti Gagliardi Architect Inc., dated November 21, 2024.
- A Shadow Study prepared by Venchiarutti Gagliardi Architect Inc., dated November 29, 2024.
- A Stage I & II Archaeological Assessment prepared by Amick, dated January 15, 2024.
- A MCM Registry Record prepared by Amick, dated April 3, 2024.
- A Functional Servicing Report and Stormwater Management Report prepared by KWA Site Development Consulting Inc., dated February 7, 2025.
- An Existing and proposed Drainage Plan prepared by KWA Site Development Consulting Inc., dated January 10, 2025.
- A Grading Plan prepared by KWA Site Development Consulting Inc., dated January 10, 2025.
- A Site Servicing Plan prepared by KWA Site Development Consulting Inc., dated January 10, 2025.
- An Erosion and Sediment Control Plan prepared by KWA Site Development Consulting Inc., dated January 10, 2025.
- A Site Location Plan prepared by KWA Site Development Consulting Inc., dated January 10, 2025.
- An Environmental Site Assessment Phase I prepared by Pinchin Ltd. Dated June 4, 2024.

- An Environmental Site Assessment Phase II prepared by Pinchin Ltd. Dated June 4, 2024.
- A Geotechnical Report prepared by Pinchin Ltd. Dated July 30, 2024.
- A Hydrogeological Report prepared by Pinchin Ltd. Dated July 26, 2024.
- An Arborist Report prepared by Henry Kortekaas and Associates Inc., dated January 21, 2025.
- A Landscape Plan prepared by Henry Kortekaas and Associates Inc., dated January 31, 2025.
- A Landscape Cost Estimate prepared by Henry Kortekaas and Associates Inc., dated July 24, 2024.
- A Tree Inventory Plan prepared by Henry Kortekaas and Associates Inc., dated January 31, 2025.
- A Noise Feasibility Study prepared by HGC Engineering, dated January 10, 2025.
- A Draft Official Plan Amendment prepared by The Biglieri Group, dated February 4, 2025.
- A Draft Zoning By-law Amendment prepared by The Biglieri Group, dated February 4, 2025.
- A Traffic Impact and Parking Study prepared by Paradigm Transportation, dated January 2025.
- A Traffic Functional Design prepared by Paradigm Transportation, dated December 2024.
- A Construction Vibration Assessment prepared by HGC Engineering, dated July 5, 2024.

The above documents have been distributed to relevant internal departments and external agencies for review and comment.

#### 4. Discussion:

#### 4.1. Official Plan

#### 4.1.1. Envision Durham Official Plan

The subject land is designated as Regional Centre in the Envision Durham Official Plan. Brock Street North and Taunton Road East are also designated as High Frequency Networks. Envision Durham supports high-density mixed-use developments within Regional Centres where increased densities promote efficient transit services and create pedestrian-friendly oriented communities.

#### 4.1.2. Whitby Official Plan

The subject land is designated Mixed Use, within the Brock/Taunton Intensification Area as per the Town of Whitby Official Plan.

Lands located within an Intensification Area and designated Mixed Use, are intended to encourage mixed residential and commercial development and redevelopment to ensure an intensive, transit-supportive, and efficient use of land, particularly in Intensification Areas and Intensification Corridors (4.2, 4.6.1.1).

These lands are intended to provide new opportunities for housing and employment which support the redevelopment of Mixed Use areas as accessible, transit-supportive, and pedestrian-oriented areas (4.6.2.1).

The subject land is also located within the Brock/Taunton Major Central Area Secondary Plan and is designated Mixed Use (refer to Attachment #5).

Lands designated Mixed Use as per the Brock/Taunton Major Central Area Secondary Plan are intended to provide for the development of a prominent, intensive, multi-functional Major Central Area that provides a focal point of mixed use activities including major commercial, office, institutional, residential, recreational and entertainment activities (11.5.1.1).

These lands are to provide a range of housing types to accommodate a variety of household sizes and incomes, that support the other land uses in the Major Central Area and are to be developed at densities which are transit supportive (11.5.2.4).

The highest intensity of land uses are intended to be within the Major Commercial and Mixed Use designations in the vicinity of the intersection of Brock Street and Taunton Road, with a transition of densities towards the boundaries of the Major Central Area. New development is to occur in an orderly manner which is consistent with the efficient and effective use and provision of municipal services and with the policies of this Plan (11.5.3.5).

The maximum permitted building height for mixed-use buildings within the Mixed Use designation in the Brock/Taunton Major Central Area is 18-storeys. The maximum permitted density is 300 units per net hectare.

An Official Plan Amendment application is being sought to: permit an increase in the maximum permitted height from 18-storeys to 25-storeys; permit an increase in the maximum permitted density; and, adjust the boundary of the mixed-use designation to permit the proposed townhouses.

#### 4.1.3. Whitby Official Plan Amendment #139

The Town of Whitby has adopted Official Plan Amendment #139, as it relates to Strategic Growth Areas, including the Brock/Taunton Major Central Area. OPA #139, amongst other matters, will increase the maximum permitted building height on the subject land, from 18-storeys to 25-storeys, and removed the maximum permitted density. Instead, density will be a product of the built form requirements for height, setbacks and step back.

OPA #139 has been forwarded to the Ministry of Municipal Affairs and Housing for approval.

Should the Ministry approve OPA #139, an Official Plan Amendment would no longer be required for an increase in maximum permitted building height, nor density, but would still be required to adjust the land use designation to permit the proposed townhouses.

#### 4.2. Zoning By-law

The subject land is currently zoned CMU\*-1 (Commercial Mixed Use Exception 1) and CMU\*-2 (Commercial Mixed Use Exception 2) within Zoning By-law 1784 (refer to Attachment #6) which does not permit the proposed development.

A Zoning By-law Amendment is required to rezone the subject land to appropriate categories to implement 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 north, south, and west sides 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 Concept Site Plan	
Attachment #4	Proponent's Proposed Building Elevations	
Attachment #5	Excerpt from Town of Whitby Official Plan Schedule 'K' - Brock/Taunton Major Central Area Secondary Plan	
Attachment #6	Excerpt from Town of Whitby Zoning By-law 1784	

### Attachment #1 Location Sketch



#### White Town of Whitby Planning and Development Department

Proponent: File Number: Date:

NIGICO Holdings Inc. DEV-17-25, OPA-2025-W/03, Z-10-25

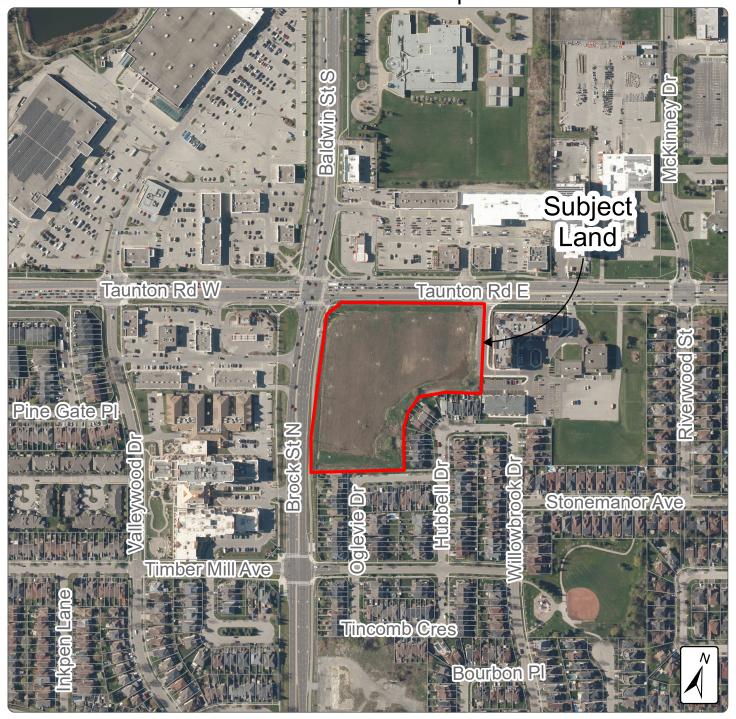
June 2025

External Data Sources:

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#### Attachment #2 **Aerial Context Map**



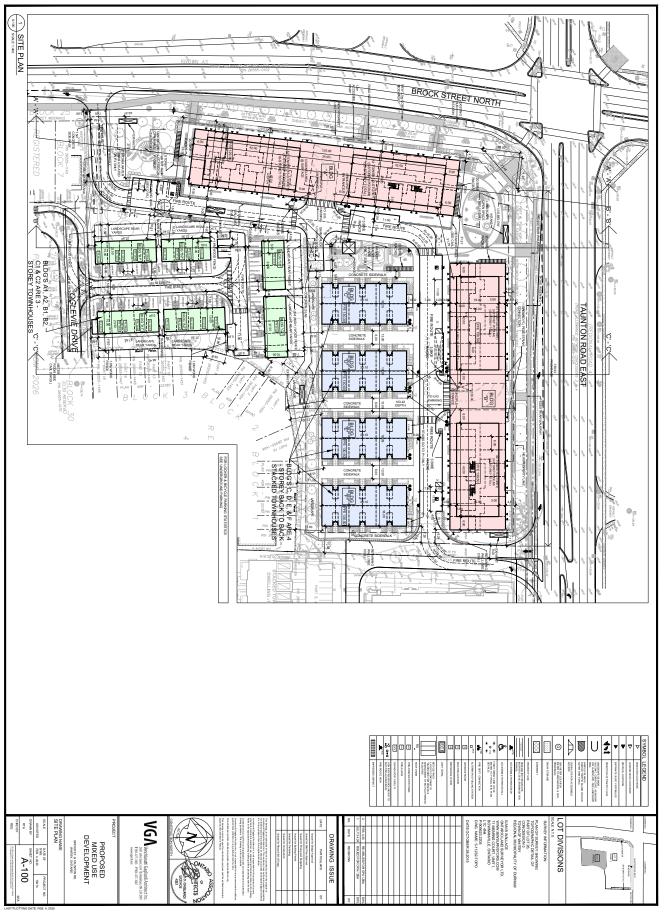
#### white Town of Whitby Planning and Development Department

Proponent: File Number: Date: DEV-17-25, OPA-2025-W/03, Z-10-25 NIGICO Holdings Inc. June 2025

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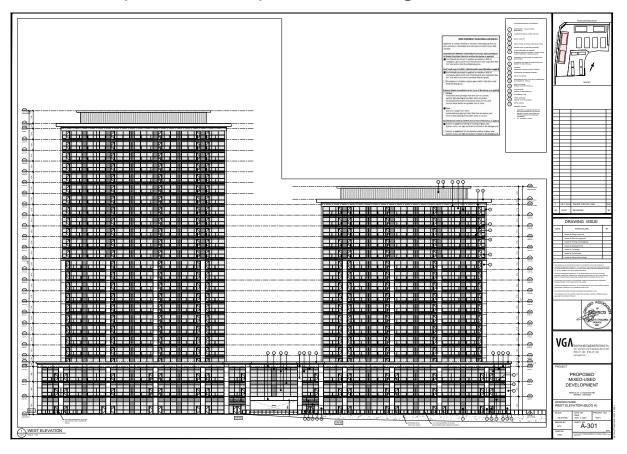
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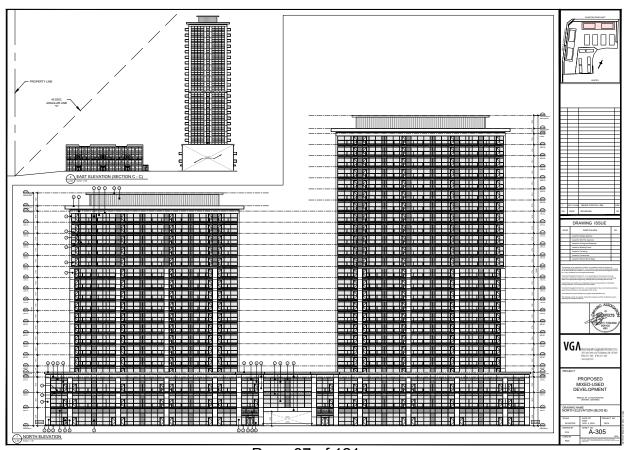
### Attachment #3 Proponent's Proposed Concept Site Plan



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### Attachment #4 Proponent's Proposed Building Elevations

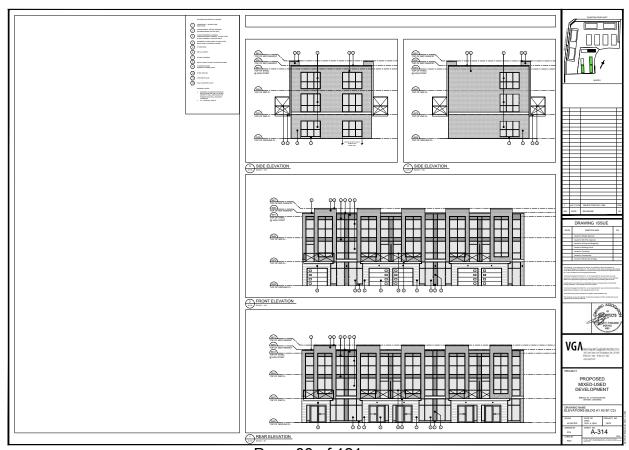




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### Attachment #4 Proponent's Proposed Building Elevations

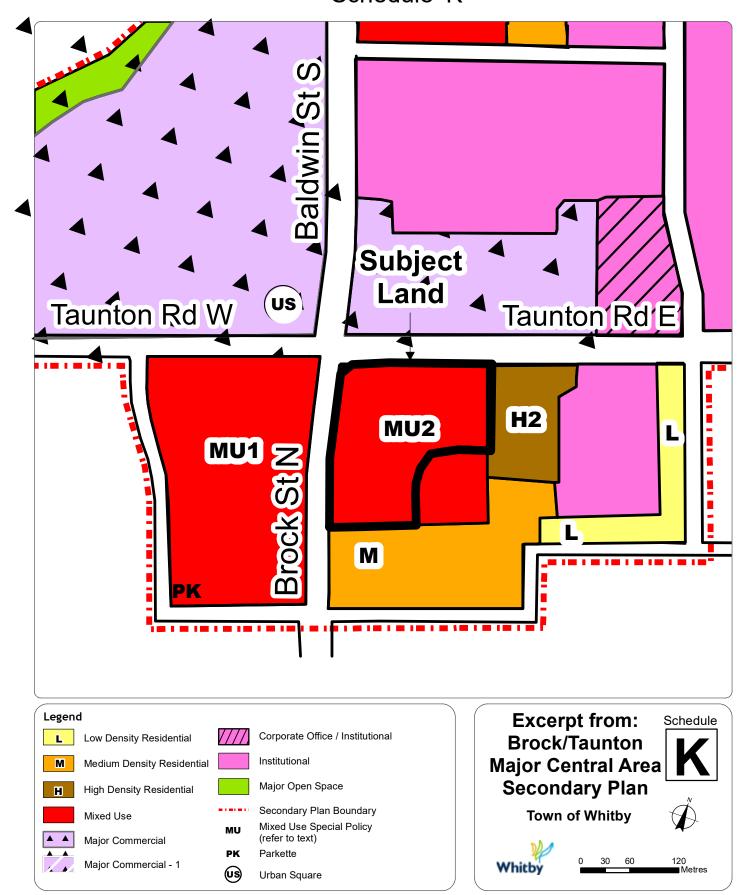




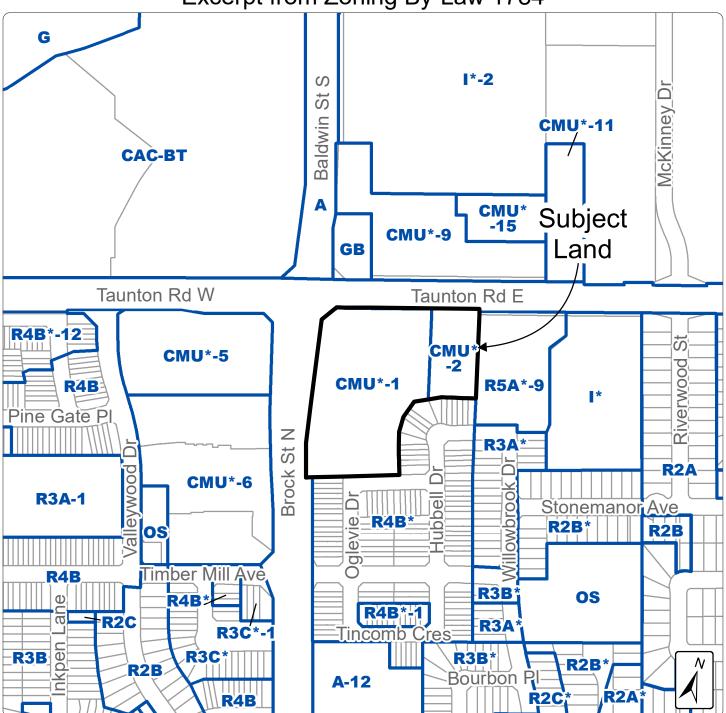
Page 88 of 121

#### Attachment #5

### Excerpt from Brock/Taunton Major Central Area Secondary Plan Schedule 'K'



### Attachment #6 Excerpt from Zoning By-Law 1784



Town of Whitby Planning and Development Department				
Proponent: NIGICO Holdings Inc.	File Number: DEV-17-25, OPA-2025-W/03, Z-10-25	Date: June 2025		

External Data Sources:

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# Town of Whitby Public Meeting Report



whitbv.ca/CouncilCalendar

Report Title: DEV-18-25: Official Plan Amendment, Draft Plan of

Subdivision and Zoning By-law Amendment

Applications, Whitby Ashburn Holdings Inc., 7302 Ashburn Road, File Nos. OPA-2025-W/04, SW-2025-02

and Z-11-25

Date of meeting: June 16, 2025

Report Number: PDP 39-25

**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: J. Taylor, Director of Planning, 905-444-

2908

L, Riviere-Doersam, Project Manager, 905-444-2895

Planning Report PDP 39-25 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(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 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:

- The Biglieri Group, on behalf of Whitby Ashburn Holdings Inc., has submitted an Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications for a 5.5 ha (13.5 acres) parcel of land located at 7302 Ashburn Road.
- The proposed development includes 7 residential blocks for 67 townhouse units, a natural heritage block, a secondary school block and 2 reserve blocks.

#### 2. Purpose:

The Planning and Development Department is in receipt of Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications for the subject land. The purpose of this report is to present information related to the applications 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 Ashburn Road, north of Columbus Road West and south of Brawley Road West (refer to Attachment #1). The subject site is approximately 5.5 ha (13.5 acres) in size.

The subject land currently contains a single-detached dwelling and is also used for agricultural purposes. A tributary of the Lynde Creek bisects the site from north to south. The surrounding land uses include:

- Rural residential land subject to a draft plan of subdivision to the north;
- Rural residential land subject to a draft plan of subdivision to the east:
- Rural residential land subject to a draft plan of subdivision to the west; and
- Agricultural land subject to a draft plan of subdivision to the south (refer to Attachment #2).

#### 3.2. Applications and Proposed Development

The purpose of the Official Plan Amendment application is to redesignate a portion of the subject land from "Low Density Residential" to "Medium Density Residential" on Schedule 'J', of the Town of Whitby Secondary Plan. This area corresponds with Block 1 of the Draft Plan of Subdivision.

The purpose of the Draft Plan of Subdivision application is to permit the development of 7 residential blocks for 67 townhouse units, a natural heritage block, a secondary school block and 2 reserve blocks (refer to Attachment #3).

The purpose of the Zoning By-law Amendment application is to change the current zoning from Agricultural (A) to various zones to permit the proposed Draft Plan of Subdivision.

#### 3.3. Documents Submitted in Support

The following documents were submitted in support of the applications:

- Conceptual Site Plan prepared by Hunt Design Associates Inc., dated January 2025;
- Stage 1-2 Archaeological Assessment prepared by Parslow Heritage Consulting, dated April 2021 (revised June 2021);
- Meander Belt and Geomorphic Assessment prepared by Beacon Environmental, dated September 2023;
- Environmental Impact Study prepared by Beacon Environmental, dated March 2025;
- Environmental Constraints Plan prepared by Beacon Environmental, dated March 2025;
- Arborist Report prepared by Beacon Environmental, dated February 2025;
- Phase One Environmental Site Assessment prepared by Palmer Environmental Consulting Group, dated May 2019;
- Phase Two Environmental Site Assessment prepared by Palmer Environmental Consulting Group, dated June 2019;
- Functional Servicing and Stormwater Management Report prepared by DSEL, dated December 2023 (revised February 2025):
- Preliminary Geotechnical Report prepared by Palmer Environmental Consulting Group, dated August 2023;
- Hydrogeological Investigation and Water Balance Report prepared by Palmer-SLR, dated February 2025;
- Landscape Plan by MEP Design Landscape Architects, dated September 2023 (revised March 2025);
- Noise Feasibility Study prepared by SS Wilson Associates Consulting & Engineering, dated February 2025;
- Slope Stability Assessment prepared by Palmer-SLR, dated August 2025;

- Sub-Area Study (SAS) Sub-Area 2B Brooklin Secondary Plan Area, dated October 2021;
- Transportation Review prepared by R.J. Burnside & Associates Limited, dated December 2023;
- Response to Traffic Comments prepared by RJ Burnside & Associates Limited, dated February 2025;
- Water Well Interference Report prepared by Palmer-SLR, dated August 2023;
- Draft Plan of Subdivision prepared by The Biglieri Group, dated January 2025 (refer to Attachment #3):
- Active Transportation Composite Plan prepared by The Biglieri Group, dated January 2025 (refer to Attachment #4);
- Whitby Green Standards Checklist, prepared by The Biglieri Group, dated March 2025;
- Responses to Stage 2 Pre-consultation Comment Matrix, prepared by The Biglieri Group, dated March 2025;
- Planning Rationale Report prepared by The Biglieri Group, dated January 2024;
- Planning Addendum Letter prepared by The Biglieri Group, dated March 2025; and
- Sustainability Report prepared by The Biglieri Group, dated March 2025.

#### 4. Discussion:

#### 4.1. Whitby Official Plan

#### **Envision Durham Official Plan**

The subject land is designated as "Community Areas" in the Envision Durham Official Plan. Community Areas are intended to develop as complete communities, providing a range of housing, transportation and lifestyle choices, and creating opportunities for residents to live, shop, work and access services and amenities within their community (5.4).

#### **Whitby Official Plan**

The subject land is located within the Brooklin Community Secondary Plan Area. The subject land is designated as "Low Density Residential", "Medium Density Residential", "Natural Heritage System", "Natural Hazard" and "Secondary School" on Schedule 'J', Brooklin Community Secondary Plan of the Town of Whitby Official Plan (refer to Attachment #5).

Lands designated Low Density Residential are primarily intended for single, semi-detached and duplex dwellings not exceeding 3-storeys in height, at a density of 25 to 35 units per net hectare (upnh) (11.4.9.5)

Lands designated Medium Density Residential are intended to provide increased densities along arterial and collector roads, to support future transit and active transportation, and to function as a transition in density and intensity of uses between Low Density Residential Areas and higher density mixed-use and commercial areas.

Medium Density Residential areas permit street and block townhouses, small apartments and other forms of multiple residential dwellings not exceeding 4 storeys in height and the minimum density shall be 30 upnh and the maximum density shall be 65 upnh (4.4.3.5.1 b).

The Natural Heritage System designation is comprised of an interconnected system of key natural heritage and hydrologic features. The extent and exact location of the component natural heritage and hydrologic features of the Natural Heritage System are to be determined through appropriate environmental studies (11.4.25.2).

Lands designated Natural Hazard include areas that are unstable, prone to flooding conditions, poor soils, steep slopes, and erosion hazards (5.3.10.1).

School sites are shown symbolically on Schedule 'J' of the Official Plan. School sites should be centrally located within the catchment area they serve, fronting on collector or arterial roads, and integrated, where possible, with other community facilities (4.8.3.6).

An Official Plan Amendment is required to change the land use designation on the property from Low Density Residential to Medium Density Residential in order to permit the proposed Draft Plan of Subdivision.

#### 4.2. Zoning By-law

The subject land is currently zoned Agricultural (A) within Zoning By-law 1784 (refer to Attachment #6) which permits a variety of agricultural and agricultural related uses but does not permit the proposed uses.

A Zoning By-law Amendment is required to rezone the subject land to appropriate categories to implement the proposed Draft Plan of Subdivision.

#### 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 east side 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

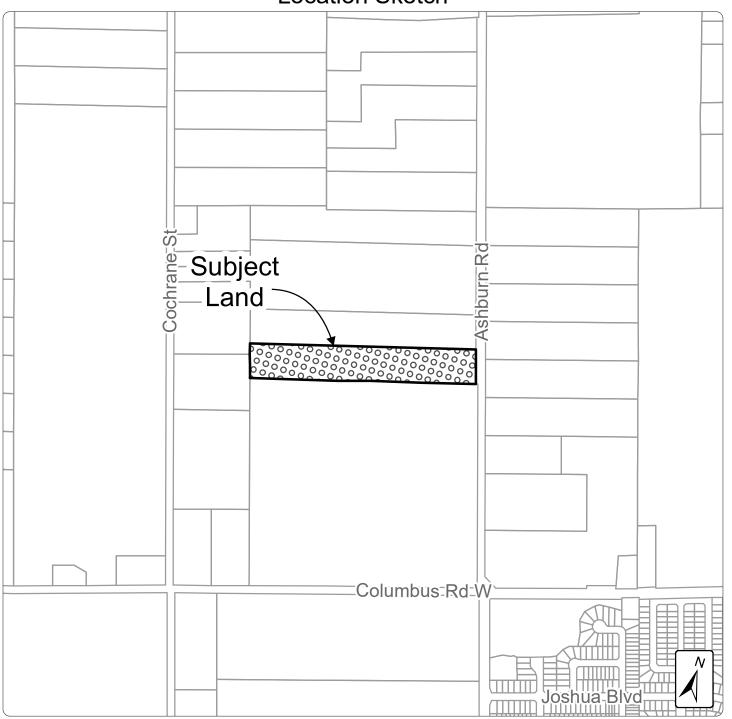
Attachment #2: Aerial Context Map

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

Attachment #4: Proponent's Proposed Active Transportation Component Plan
Attachment #5: Excerpt from Brooklin Community Secondary Plan Schedule 'J'

Attachment #6: Excerpt from Zoning By-law 1784

### Attachment #1 Location Sketch



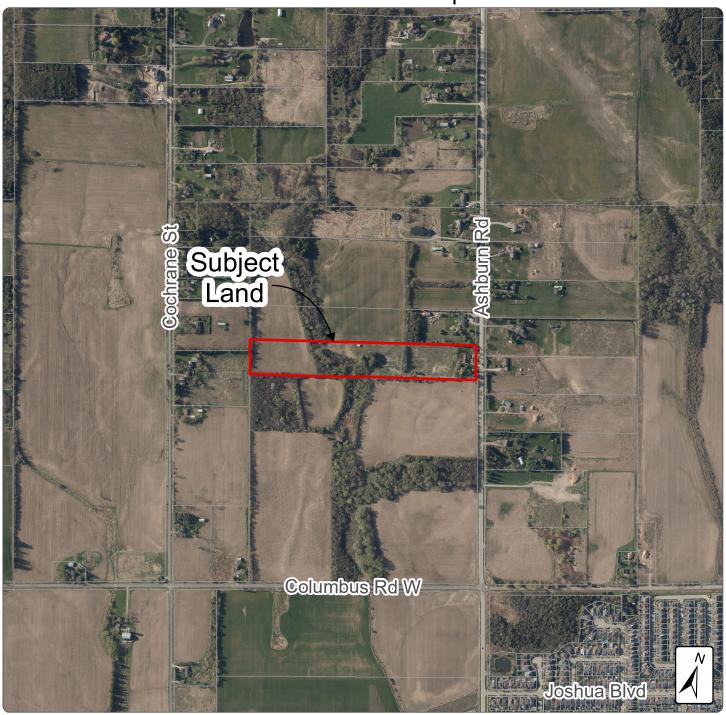
## Town of Whitby Planning and Development Department Proponent: Whitby Ashburn Holdings Inc. File Number: DEV-18-25 (OPA-2025-W/04, SW-2025-02 & Z-11-25) Date: June 2025

External Data Sources:

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#### Attachment #2 **Aerial Context Map**



#### white Town of Whitby Planning and Development Department

Proponent:

File Number:

Date:

Whitby Ashburn Holdings Inc.

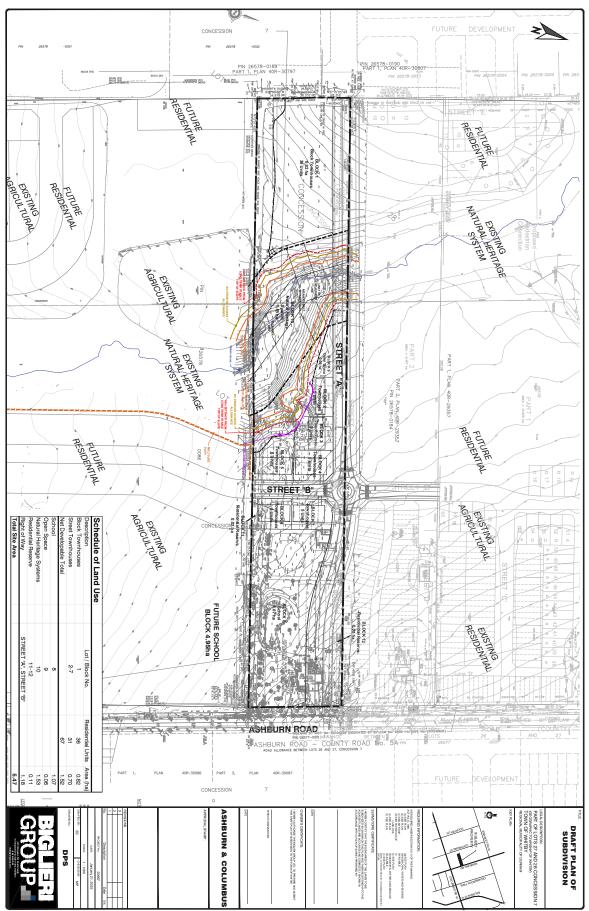
DEV-18-25 (OPA-2025-W/04, SW-2025-02 & Z-11-25)

June 2025

External Data Sources:
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### Attachment #3 Proponent's Proposed Draft Plan of Subdivision

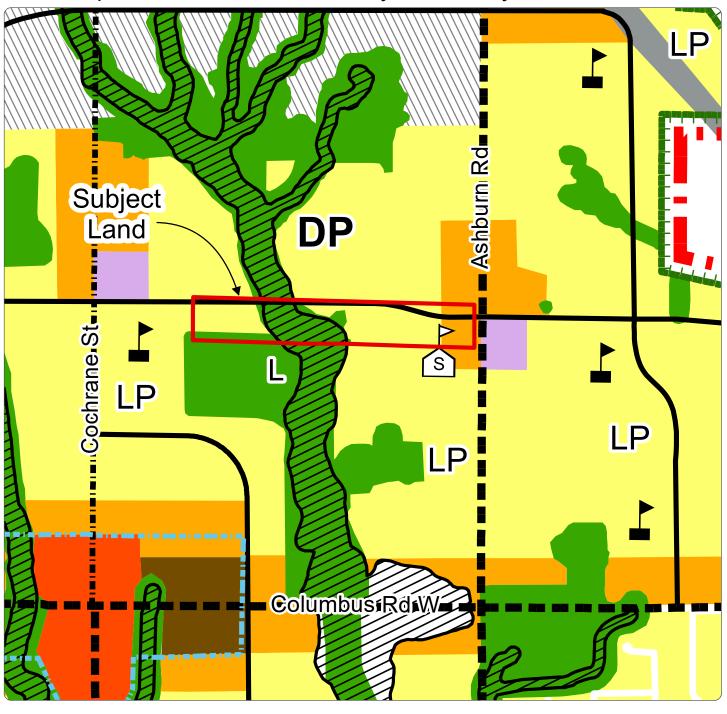


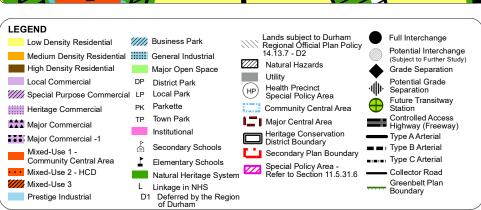
Page 99 of 121

Attachment #4 PDP 39-25 Proponent's Proposed Active Transportation Component Plan

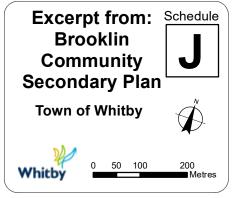


Attachment #5 Excerpt from Brooklin Community Secondary Plan Schedule 'J'

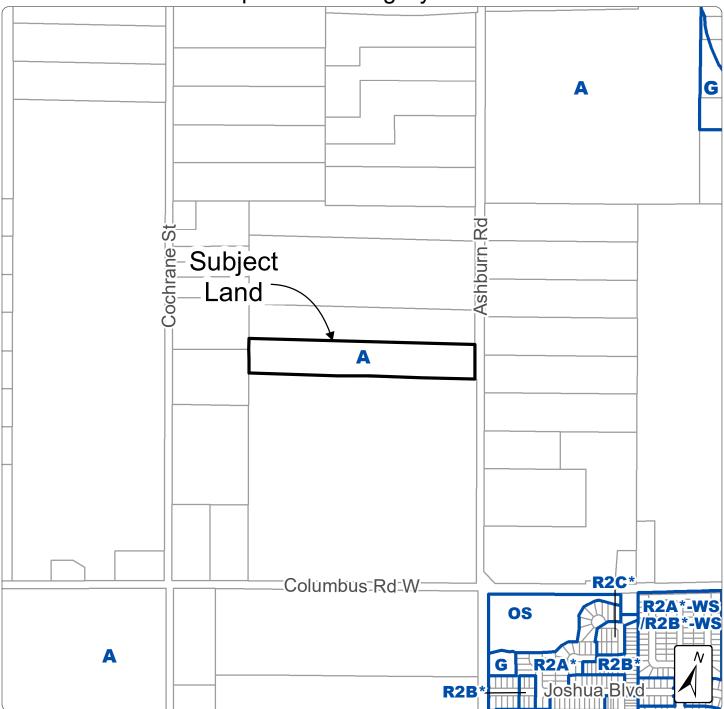




Prestige Industrial



### Attachment #6 Excerpt from Zoning By-Law 1784



## Town of Whitby Planning and Development Department Proponent: Whitby Ashburn Holdings Inc. File Number: DEV-18-25 (OPA-2025-W/04, SW-2025-02 & Z-11-25) Date: June 2025

External Data Sources:

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# Town of Whitby Public Meeting Report



whitby.ca/CouncilCalendar

Report Title: DEV-22-25: Zoning By-law Amendment Application,

GHD Limited on behalf of Garrard Limited Partnership,

5305 & 5365 Garrard Road, File No. Z-13-25

Date of meeting: June 16, 2025

Report Number: PDP 40-25

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: J. Taylor, Director of Planning, 905-444-2908

M.Guinto, Planner I, 905-444-1926

Planning Report PDP 40-25 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 <u>Town's website</u>.

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 Application has been submitted by GHD on behalf of Garrard Limited Partnership for the land municipally known as 5305 & 5365 Garrard Road.
- The Zoning By-law Amendment Application proposes to change the current zoning from Agricultural (A) Zone to appropriate zone categories to permit the proposed development of a single-storey industrial warehouse building with associated office space.

#### 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 east side of Garrard Road, north of Conlin Road. The subject land is municipally known as 5305 & 5365 Garrard Road (refer to Attachment #1). The subject land is approximately 9.8 hectares in size (24 acres). Approximately 8.8 hectares is proposed to be developed, with the remaining lands to be utilized for wetland conservation and a stormwater management pond.

The subject land is currently vacant. The land surrounding the site currently contains the following uses:

- Lands to the north include a residential use fronting Garrard Road and vacant, proposed industrial uses;
- Lands to the east include residential homes fronting Roselawn Avenue in the City of Oshawa;
- The future Mid-Block Arterial Road and existing Amazon Warehouse are located to the south; and,
- Lands to the west are vacant, proposed future industrial uses.

#### 3.2. Application and Proposed Development

A Zoning By-law Amendment Application has been submitted by GHD on behalf of Garrard Limited Partnership to develop a single-storey industrial warehouse with 29,800 m<sup>2</sup> (320,765 ft<sup>2</sup>) of floorspace (refer to Attachment #3).

The Zoning By-law Amendment Application proposes to change the current zoning from (A) Agricultural Zone, (MI-3) Prestige Industrial – Exception 3, and (G) Greenbelt within Zoning By-law No. 1784, to appropriate zone categories to accommodate the proposed development.

A future Site Plan Application will be required.

#### 3.3. Documents Submitted in Support

The following documents were submitted in support of the application:

- Survey Plan, prepared by J.D Barnes Limited, dated April 2023.
- Site Plan, prepared by Broccolini, dated March 2025.
- Functional Servicing and Stormwater Management Report, prepared by MTE Consultants, dated February 2025.
- Civil Engineering Package, prepared by MTE Consultants, dated February 2025.
- Grading and Drainage Plan, prepared by MTE Consultants, dated February 2025.
- Hydrogeological Report, prepared by MTE Consultants, dated July 2023.
- Geotechnical Investigation Report, prepared by MTE Consultants, dated September 2023.
- Tree Inventory, Preservation and Protection Plan, prepared by Arcadis, dated December 2024.
- Arborist Report, prepared by Arcadis, dated December 2024.
- Traffic Impact Study, prepared by GHD, dated February 2024.
- Archaeological Assessment prepared by Lincoln Environmental Consulting, dated March 2025.

The above information has been circulated to relevant internal departments and external agencies for review and comment.

#### 4. Discussion:

#### 4.1. Envision Durham

The subject land is designated as Employment Areas on Map 1 – Regional Structure in Envision Durham Official Plan. Employment Areas are intended to provide attractive and suitable locations for uses such as manufacturing, warehousing, storage, assembly, and processing (5.5).

#### 4.2. Whitby Official Plan

The subject land is designated "General Industrial" and "Natural Heritage System" on Schedule 'J' – Brooklin Community Secondary Plan (refer to Attachment #4)

#### **Prestige Industrial**

The predominant use of land designated as General Industrial is for the manufacturing, processing, assembly, servicing, storing of goods and raw materials, warehousing, and uses for similar and related purposes such as utility yards and functions, and transportation terminals (4.7.3.1.1).

#### **Natural Heritage System**

The Natural Heritage System is comprised of an interconnected system of key natural heritage and hydrologic features (5.3.7.1). The extent and exact location of the component natural heritage and hydrologic features of the Natural Heritage System are to be determined through appropriate environmental studies and in consultation with the local conservation authority (5.3.7.3).

#### 4.3. Zoning By-law

The subject land is currently zoned (A) Agricultural Zone, (MI-3) Prestige Industrial – Exception 3, and (G) Greenbelt within Zoning By-law No. 1784 (refer to Attachment #5). The current zoning does not permit the proposed use. Therefore, a Zoning By-law Amendment is required to permit the proposed development.

As the subject land is located within the Brooklin Secondary Plan Area, the site-specific By-law for the subject property will be premised upon applicable zoning provisions outlined within the Brooklin Community Secondary Plan Area By-law (# 7959-23).

#### 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 Garrard 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

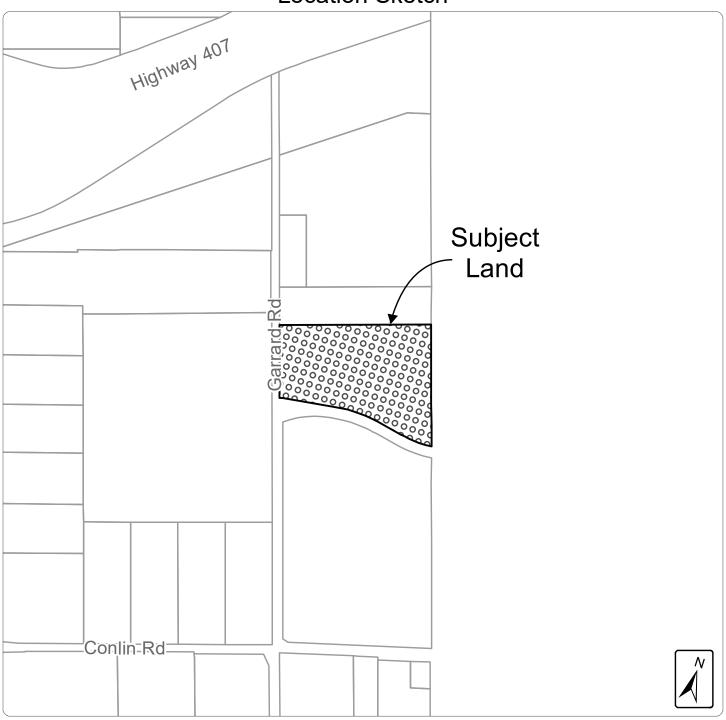
Attachment #2: Aerial Context Map

Attachment #3: Proponent's Proposed Concept Plan

Attachment #4: Excerpt from Brooklin Community Secondary Plan Schedule 'J'

Attachment #5 Excerpt from Zoning By-law 1784

#### Attachment #1 **Location Sketch**



Town of Whitby Planning and Development Department				
File Number: DEV-22-25 (Z-13-25)	Date: June 2025			
	File Number: DEV-22-25			

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## Attachment #2 **Aerial Context Map**



## white Town of Whitby Planning and Development Department

File Number: Proponent: Date: Garrard Limited Partnership **DEV-22-25** June 2025 (Z-13-25)

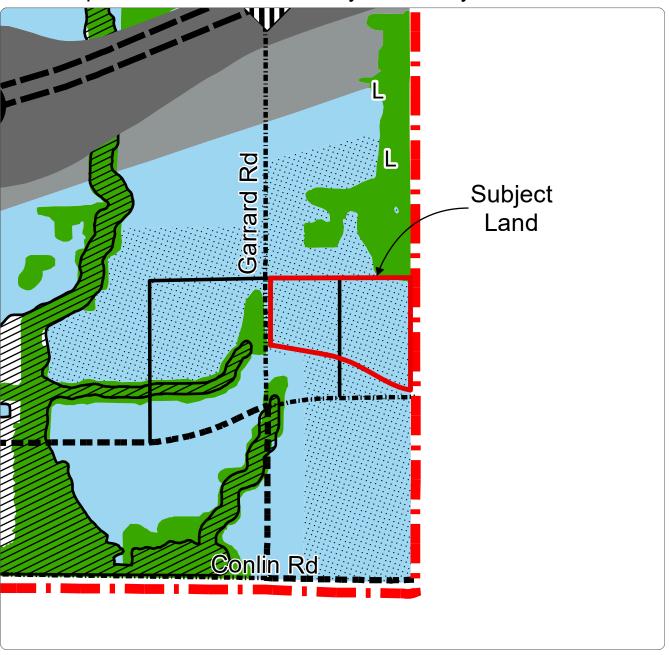
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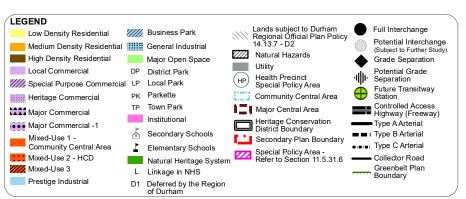
# Attachment #3 Proponent's Proposed Concept Plan

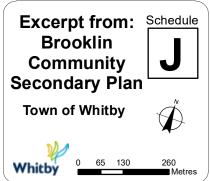


Page 110 of 121

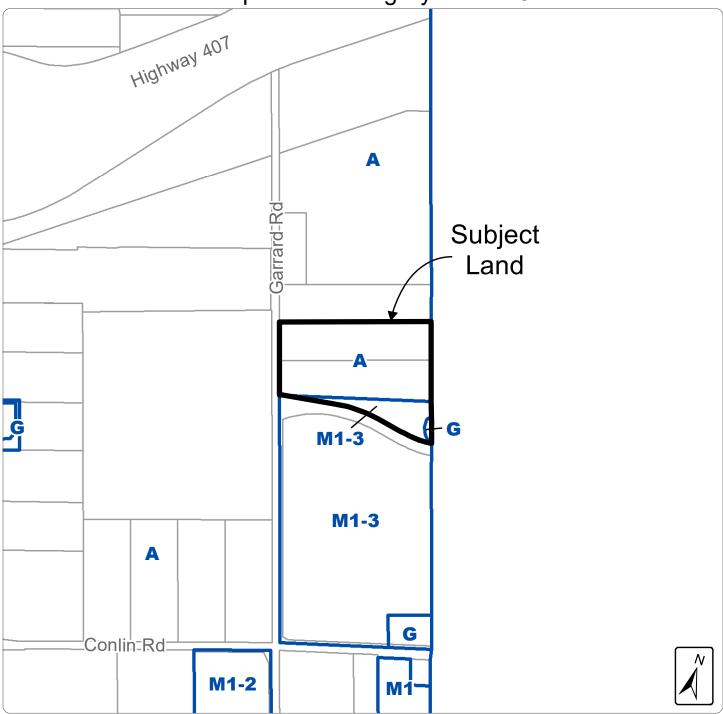
Attachment #4 Excerpt from Brooklin Community Secondary Plan Schedule 'J'







# Attachment #5 Excerpt from Zoning By-Law 1784



Town of Whitby Planning and Development Department			
File Number: DEV-22-25 (Z-13-25)	Date: June 2025		
	File Number: DEV-22-25		

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# Town of Whitby Public Meeting Report



whitbv.ca/CouncilCalendar

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:

J. Taylor, Director of Planning, 905-444-2908

J. Takeuchi, Planner I, 905-444-2807

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.

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 Bylaw.

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.

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#### 8. Attachments:

Attachment #1: Location Sketch

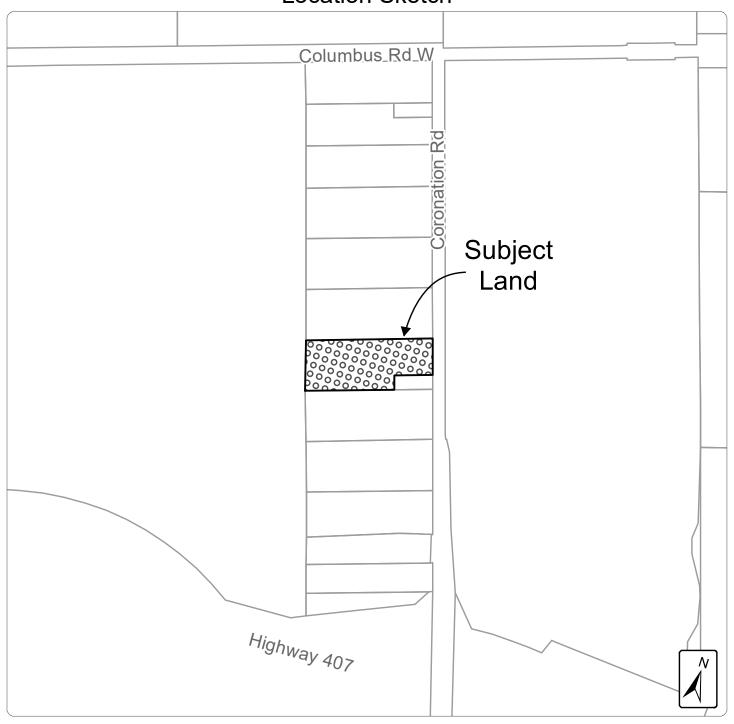
Attachment #2: Aerial Context Map

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

### Attachment #1 **Location Sketch**



Town of Whitby Planning and Development Department			
Proponent:	File Number:	Date:	
Mario/Teresa Palumbo	DEV-25-25 (Z-14-25)	June 2025	
External Data Courses	'	<u>'</u>	

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## Attachment #2 **Aerial Context Map**

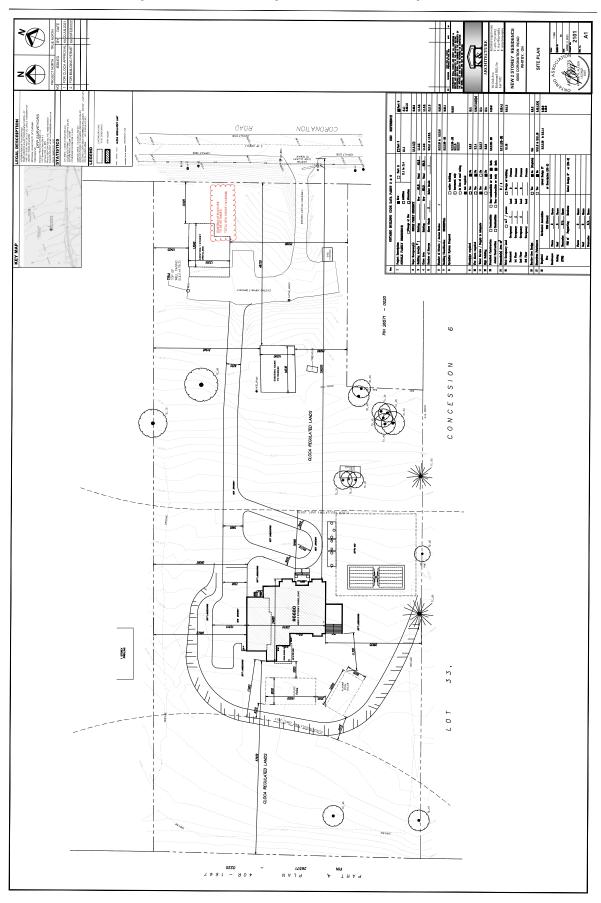


# white Town of Whitby Planning and Development Department

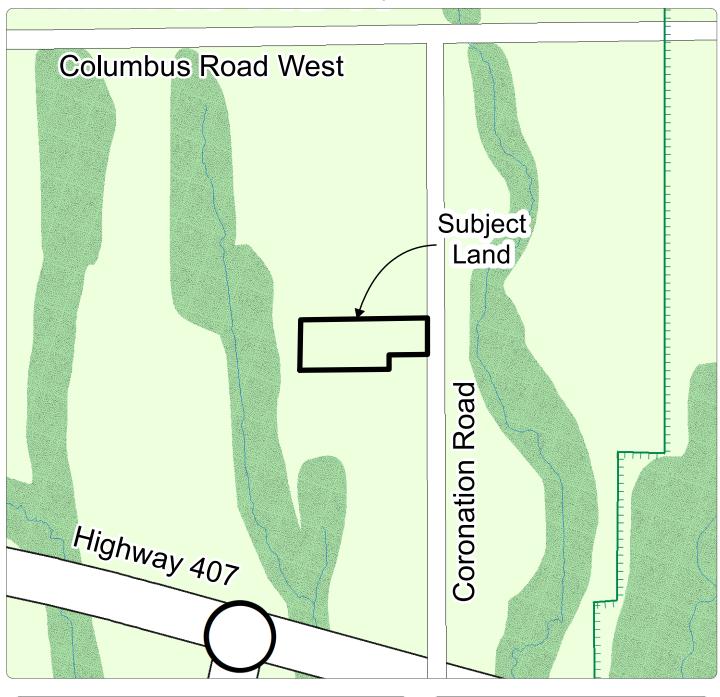
Proponent: File Number: Date: Mario/Teresa Palumbo DEV-25-25 (Z-14-25) June 2025

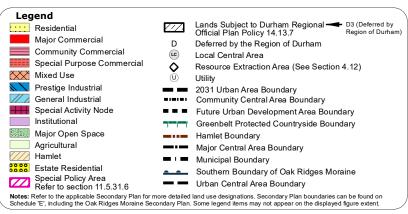
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# Attachment #3 Proponent's Proposed Concept Plan



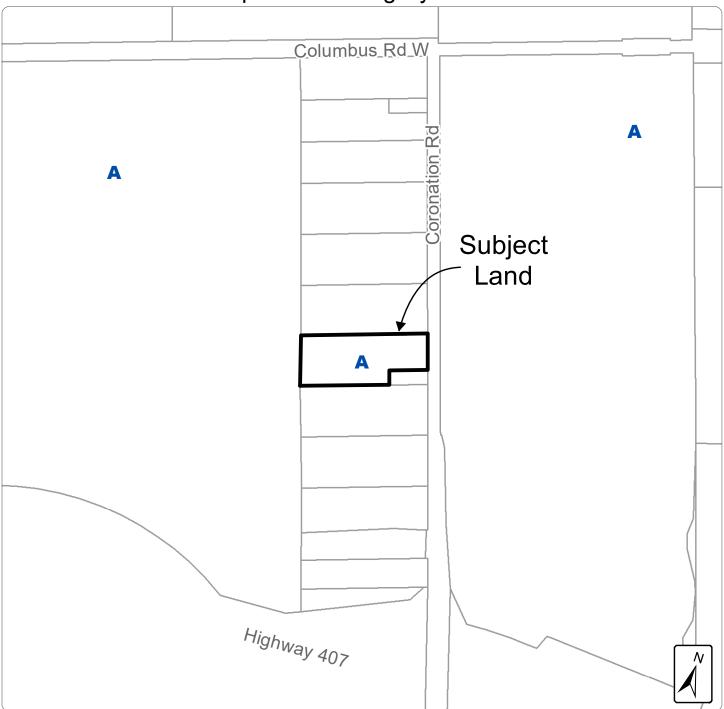
# Attachment #4 Excerpt from the Town of Whitby Official Plan Schedule 'A'







# Attachment #5 Excerpt from Zoning By-Law 1784



Town of Whitby Planning and Development Department			
Proponent: Mario/Teresa Palumbo	File Number: DEV-25-25 (Z-14-25)	Date: June 2025	
External Data Sources:			

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