



Public Meetings Agenda

Monday, September 8, 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 **live stream feed** while the meeting is in progress. Please visit whitby.ca/CouncilCalendar 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 clerk@whitby.ca 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 Delegation Request Form 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 Delegation Request Form, 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.

Interested parties who wish to be notified of updates pertaining to a matter considered at a Public Meeting may submit an Interested Party List Registration Form. Requests may also be submitted in-person 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 clerk@whitby.ca 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.

1. PDP 42-25, Planning and Development (Planning Services) Department Report
Re: Zoning By-law Amendment Application, IGP Realty Advisors Inc., 1545 Rossland Road East, File Number: DEV-27-25 (Z-15-25)

Delegations:

1. Reg Eldridge, Resident (In person Attendance)
2. PDP 43-25, Planning and Development (Planning Services) Department Report
Re: Temporary Use Zoning By-law Amendment Application, Rita Shepard and Durwin Oram, 1320 Brawley Road West and 8100, 8200 and 8300 Coronation Road, File Number: DEV-30-25 (Z-16-25)
3. PDP 44-25, Planning and Development (Planning Services) Department Report
Re: Zoning By-law Amendment Application, 3775 Brock Street (Whitby) Limited Partnership, 3775 Brock Street North, File Number: DEV-33-25 (Z-18-25)

Delegations:

1. Robert Bailey, Resident (Virtual Attendance)
4. PDP 45-25, Planning and Development (Planning Services) Department Report
Re: Zoning By-law Amendment Application, 2812754 Ontario Inc., Garrard Road, File Number: DEV-34-25 (Z-19-25)

Town of Whitby

Public Meeting Report

whitby.ca/CouncilCalendar

Report Title: **DEV-27-25: Zoning By-law Amendment Application, IGP Realty Advisors Inc., 1545 Rossland Road East, File No. Z-15-25**

Date of meeting: September 8, 2025

Report Number: **PDP 42-25**

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 42-25 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](http://whitby.ca).

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Whitby before the by-law is passed, the specified person or public body is not entitled to appeal the decision of Whitby Council to the Ontario Land Tribunal (OLT) and may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the specified person or public body as a party.

1. Highlights:

- A Zoning By-law Amendment has been submitted by IGP Realty Advisors Inc. for 1545 Rossland Road East.

- The Zoning By-law Amendment proposes to rezone the subject land from Automobile Service Station (AS) Zone to an appropriate zone category to permit a gas bar and an eating establishment.
- A Site Plan application has also been submitted and is currently under review.

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 southwest corner of Rossland Road East and Thickson Road West (refer to Attachment #1). It is municipally known as 1545 Rossland Road East and is approximately 0.50 hectares (1.24 acres) in size.

The subject land has an existing Petro Canada Gas Bar and garage with automobile service bays.

The surrounding uses include:

- Residential to the north, south, east and west; and
- A Gas Station (Pioneer) at the northeast corner of Rossland Road East and Thickson Road West (refer to Attachment #2).

3.2. Application and Proposed Development

The subject land is proposed to be redeveloped as a fueling station with a restaurant, including a drive-thru and parking. The total area of the proposed restaurant building is 288.1 square metres (3,101 ft.²), plus 8 gas pumps and canopy (refer to Attachment #3). The existing garage will be demolished.

The purpose of the Zoning By-law Amendment application (Z-15-25) is to change the zoning of the subject land from Automobile Service Station (AS) to an appropriate zone category to permit the proposed gas bar and eating establishment.

The proponent has submitted an application for Site Plan Approval. This application is being reviewed concurrently and will be considered for approval through the Commissioner of Planning and Development.

3.3. Documents Submitted in Support

The following documents were submitted in support of the applications:

- Conceptual Site Plan, prepared by K Paul Architect Inc., dated March 25th, 2025;
- Arborist Report, prepared by Kuntz Forestry, dated April 17th, 2025
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry, dated January 21st, 2024;
- Pavement Marking & Signage Plan, prepared by K Paul Architect Inc., dated March 25th, 2025
- Vehicle Maneuvering Plan, prepared by K Paul Architect Inc., dated March 26th, 2025;
- Construction Management Plan, prepared by Sabourin Kimble & Associates Ltd., dated April 2025;
- Erosion and Sediment Control & Construction Management, prepared by Sabourin Kimble & Associates Ltd., dated April 2025;
- Functional Servicing Report, prepared by Sabourin Kimble & Associates Ltd., dated March 2025;
- Site Removal Plan, prepared by Sabourin Kimble & Associates Ltd., dated April 2025;
- Site Grading Plan, prepared by Sabourin Kimble & Associates Ltd., dated April 2025;
- Site Servicing Plan, prepared by Sabourin Kimble & Associates Ltd., dated April 2025;
- Storm Drainage Plan, prepared by Sabourin Kimble & Associates Ltd., dated April 2025;
- Geotechnical Investigation Report, prepared by Terrapex Environmental Ltd., dated April 2024;
- Phase One - Environmental Site Assessment, prepared by Terrapex Environmental Ltd., dated March 18th, 2024;
- Phase Two – Environmental Site Assessment, prepared by Terrapex Environmental Ltd., dated March 5th, 2024;
- Landscape Plans, prepared by Marton Smith Landscape Architects, dated March 2025;
- Landscape Cost Estimates, prepared by Marton Smith Landscape Architects, dated March 28th, 2025;
- Noise Study, prepared by YCA Engineering Ltd., dated April 16th, 2025;

- Photometrics Plan, prepared by Red Leonard Associates, dated April 15th, 2025;
- Planning Justification Report, prepared by Tom Pechkovsky, dated June 2025;
- Traffic Brief, prepared by BA Group, dated April 4th, 2025;
- Whitby Green Standards Checklist, prepared Suncor Energy; and,
- Sustainability Rationale Report, prepared Suncor Energy.

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

4. Discussion:

4.1. Envision Durham

The subject land is designated as “Community Areas” within 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).

4.2. Whitby Official Plan

The subject land is designated as Residential on Schedule A – Land Use of the Town of Whitby Official Plan (refer to Attachment #4). Lands designated Residential are predominantly for residential uses. However, a range of complementary non-residential uses, including community uses and limited commercial uses which serve the needs of the residents, are also permitted (4.4.2.4).

4.3. Zoning By-law

The subject land is currently zoned Automobile Service Station (AS) within Zoning By-law 1784 (refer to Attachment #5).

The Automobile Service Station (AS) does not permit an eating establishment and gas bar. Therefore, a Zoning By-law Amendment is required to permit the proposed 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 Rossland Road East 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

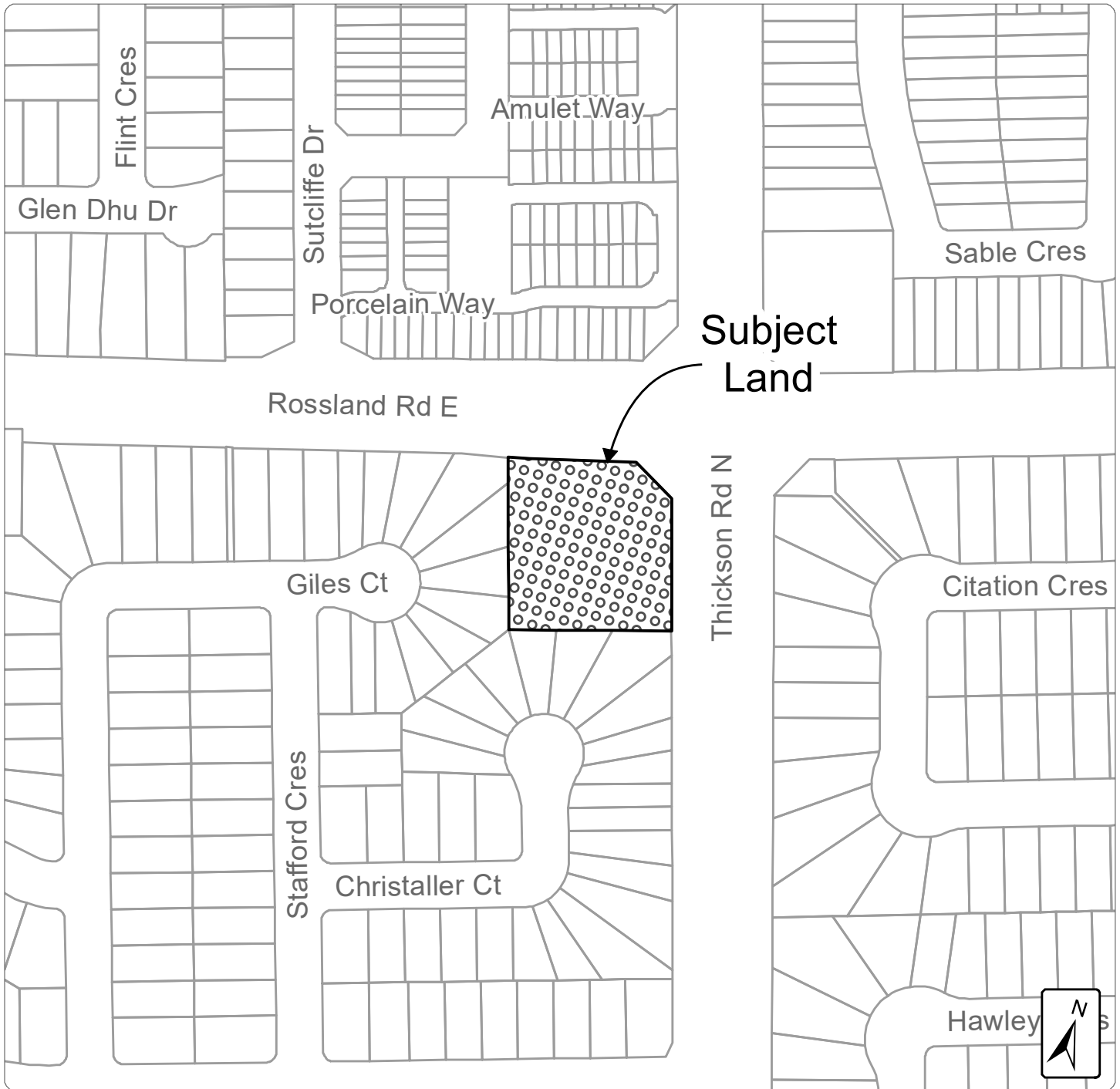
Attachment #3: Proponent's Proposed Concept Plan

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

PDP 42-25



Town of Whitby Planning and Development Department

Proponent:
IGP Realty Advisors Inc.

File Number:
DEV-27-25 (Z-15-25)

Date:
September 2025

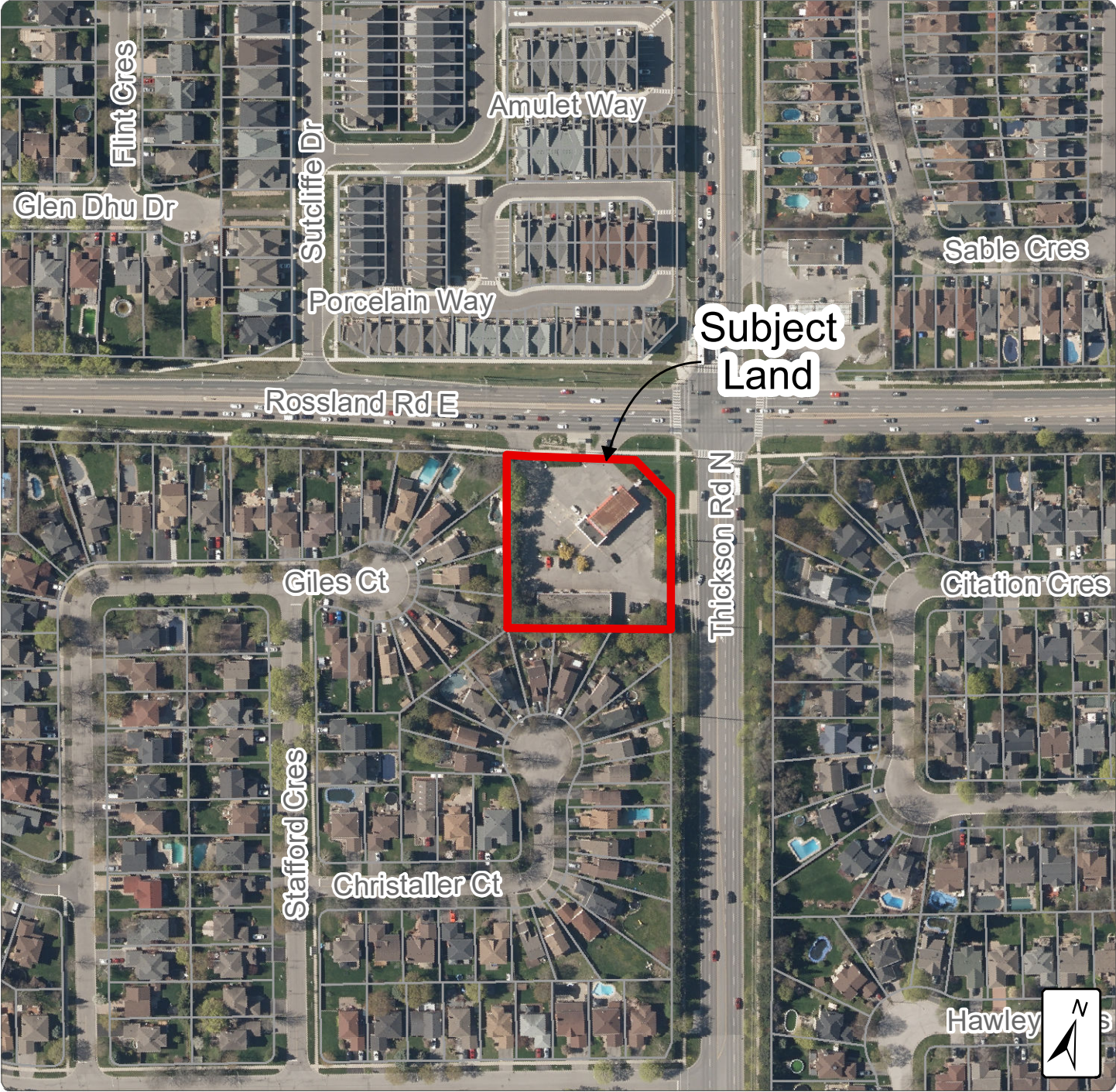
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Attachment #2
Aerial Context Map

PDP 42-25



Town of Whitby Planning and Development Department

Proponent:
IGP Realty Advisors Inc.

File Number:
DEV-27-25 (Z-15-25)

Date:
September 2025

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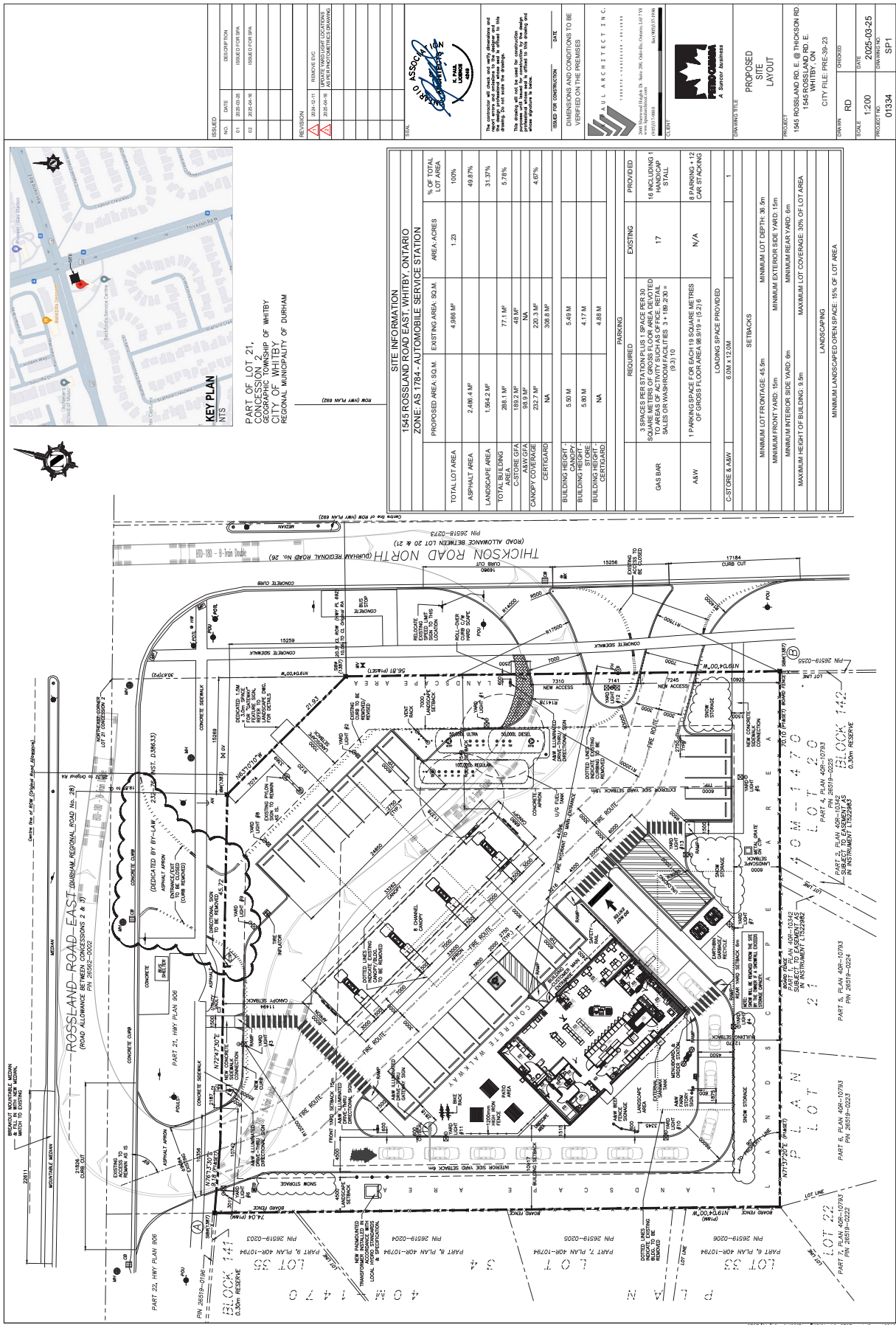
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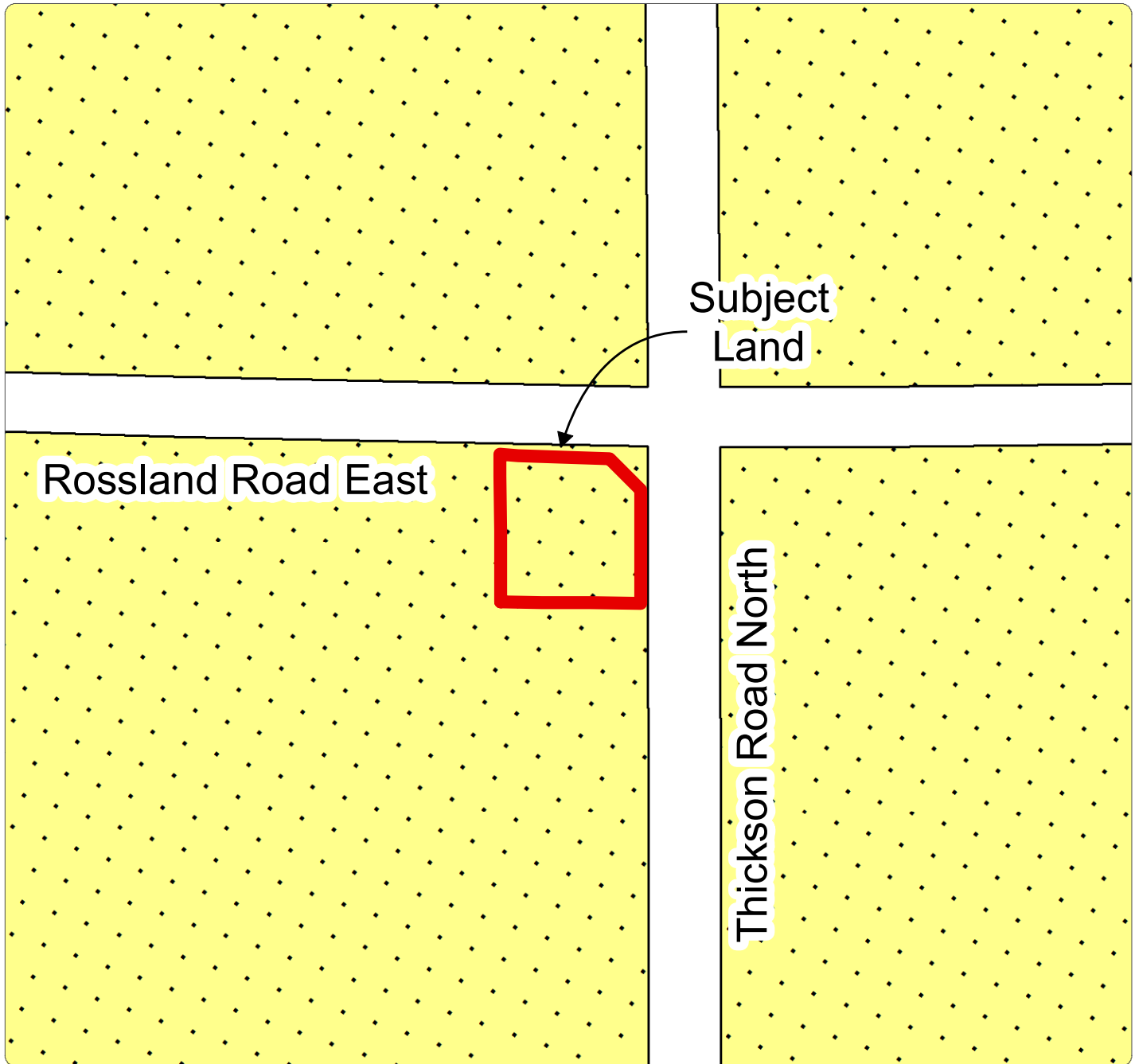
Attachment #3

Proponent's Proposed Concept Plan

PDP 42-25



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



Legend

Residential	Lands Subject to Durham Regional Official Plan Policy 14.13.7	D3 (Deferred by Region of Durham)
Major Commercial	Deferred by the Region of Durham	
Community Commercial	Local Central Area	
Special Purpose Commercial	Resource Extraction Area (See Section 4.12)	
Mixed Use	Utility	
Prestige Industrial	2031 Urban Area Boundary	
General Industrial	Community Central Area Boundary	
Special Activity Node	Future Urban Development Area Boundary	
Institutional	Greenbelt Protected Countryside Boundary	
Major Open Space	Hamlet Boundary	
Agricultural	Major Central Area Boundary	
Hamlet	Municipal Boundary	
Estate Residential	Southern Boundary of Oak Ridges Moraine	
Special Policy Area	Urban Central Area Boundary	
Refer to section 11.5.31.6		

Notes: Refer to the applicable Secondary Plan for more detailed land use designations. Secondary Plan boundaries can be found on Schedule 'E', including the Oak Ridges Moraine Secondary Plan. Some legend items may not appear on the displayed figure extent.

Official Plan - Town of Whitby

Excerpt from Schedule 'A' Land Use

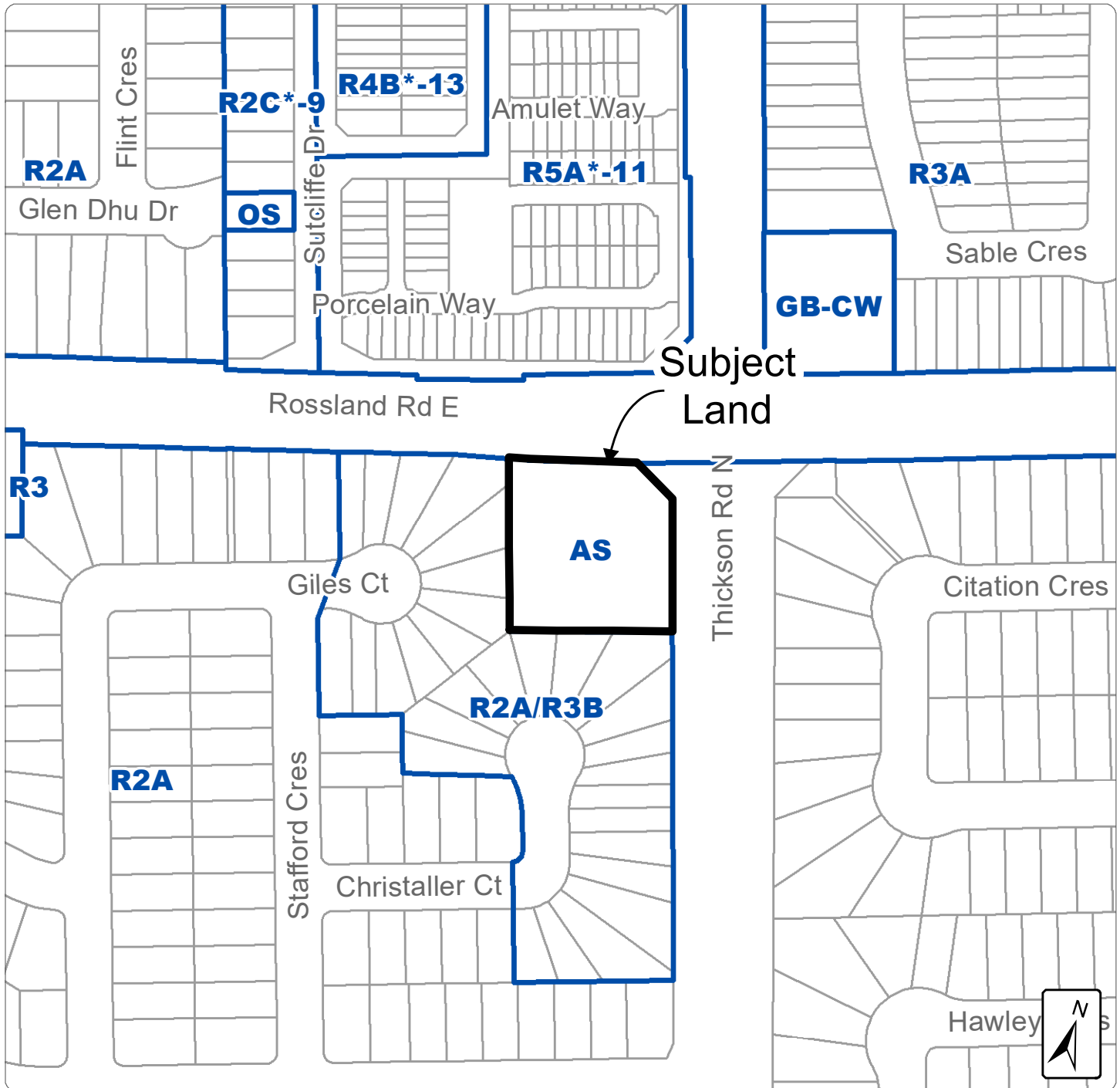
Schedule A

0 30 60
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 Zoning By-Law 1784

PDP 42-25



Town of Whitby Planning and Development Department

Proponent:
IGP Realty Advisors Inc.

File Number:
DEV-27-25 (Z-15-25)

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Town of Whitby

Public Meeting Report

whitby.ca/CouncilCalendar

Report Title: **DEV-30-25: Temporary Use Zoning By-law Amendment Application, Rita Shepard and Durwin Oram, 1320 Brawley Road West and 8100, 8200 and 8300 Coronation Road, File No. Z-16-25**

Date of meeting: September 8, 2025

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Submitted by:

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1. Highlights:

- A Temporary Use Zoning By-law Amendment has been submitted by Rita Shepard and Durwin Oram for 1320 Brawley Road West and 8100, 8200, 8300 Coronation Road.

- The Temporary Use Zoning By-law Amendment proposes to permit a Seasonal Outdoor Commercial Event (Halloween Walk) on the subject land.

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 north side of Brawley Road West, east of the Coronation Road unopened road allowance (refer to Attachment #1). It is municipally known as 1320 Brawley Road West and 8100, 8200, 8300 Coronation Road and is approximately 16.33 hectares (40.34 acres) in size.

The surrounding land uses include:

- Agriculture to the north, east and west; and
- a golf course to the south (refer to Attachment #2).

3.2. Application and Proposed Development

The Temporary Use Zoning By-law Amendment Application has been submitted by Rita Shepard and Durwin Oram to permit a Seasonal Outdoor Commercial Event (Halloween Walk) from October 1st to November 3rd.

The Halloween Walk is proposed to be held on all four (4) properties. Parking is proposed to be provided at 8200 and 8300 Coronation Road with two (2) accessible parking spots.

The applicant is proposing to have assigned staff to manage traffic flow and ensure that no guests park on Coronation Road and Brawley Road West. This will allow for the emergency access route to be available at all times.

3.3. Documents Submitted in Support

A proposed Sketch and Fire Evacuation Plan was submitted in support of the application (refer to Attachment #3). This information 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 “Major Open Space” and “Agricultural” on Schedule A – Land Use of the Town of Whitby Official Plan (refer to Attachment #4).

The subject land is also located within the Natural Heritage System (NHS) and Greenbelt Area, with portions of the site located within Natural Hazard lands as identified in Schedule ‘C’ of the Town of Whitby Official Plan (refer to Attachment #5). Development is not permitted within the NHS and should not encroach onto the Natural Hazards.

Agricultural uses, agriculture-related uses, and on-farm diversified uses are permitted on lands designated as Major Open Space in accordance with the relevant provisions of Section 4.10. In addition, the establishment of major recreational uses, commercial kennels, small-scale landscape industry uses, and non-farm related home industries may be considered subject to the provisions of Sections 4.9.3.10 to 4.9.3.17, as applicable.

Permitted uses in areas designated as Agricultural include agricultural uses, agriculture-related uses, and on-farm diversified uses. In the Agricultural designation, all types, sizes, and intensities of agricultural uses and normal farm practices are permitted (4.10.3.2).

A Seasonal Outdoor Commercial Event use is not permitted in the Major Open Space nor Agricultural designation. However, as outlined within Section 10.1.9.1 of the Town’s Official Plan, Council may pass a by-law to permit the temporary use of land(s), building(s), or structure(s), for any purpose which is otherwise prohibited by the Zoning By-law, without an amendment to this Plan for a period of up to three years.

Upon the expiry of the time period authorized by the Temporary Use By-law, the use of land, buildings, or structures that were permitted under such By-law shall cease to exist and cannot be considered as non-conforming uses (10.1.9.6).

4.2. Zoning By-law

The subject land is currently zoned Agricultural (A) within Zoning By-law No. 1784 (refer to Attachment #6). The Agricultural Zone does not permit the use of Seasonal Outdoor Commercial Events. Therefore, a Temporary Use Zoning By-law Amendment is required to permit the proposed use for a period of up to three years, in accordance with Section 10.1.9.1 of the Official Plan.

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 Brawley Road West 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 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 application will be considered.

8. Attachments:

Attachment #1: Location Sketch

Attachment #2: Aerial Context Map

Attachment #3: Proponent's Proposed Concept Plan

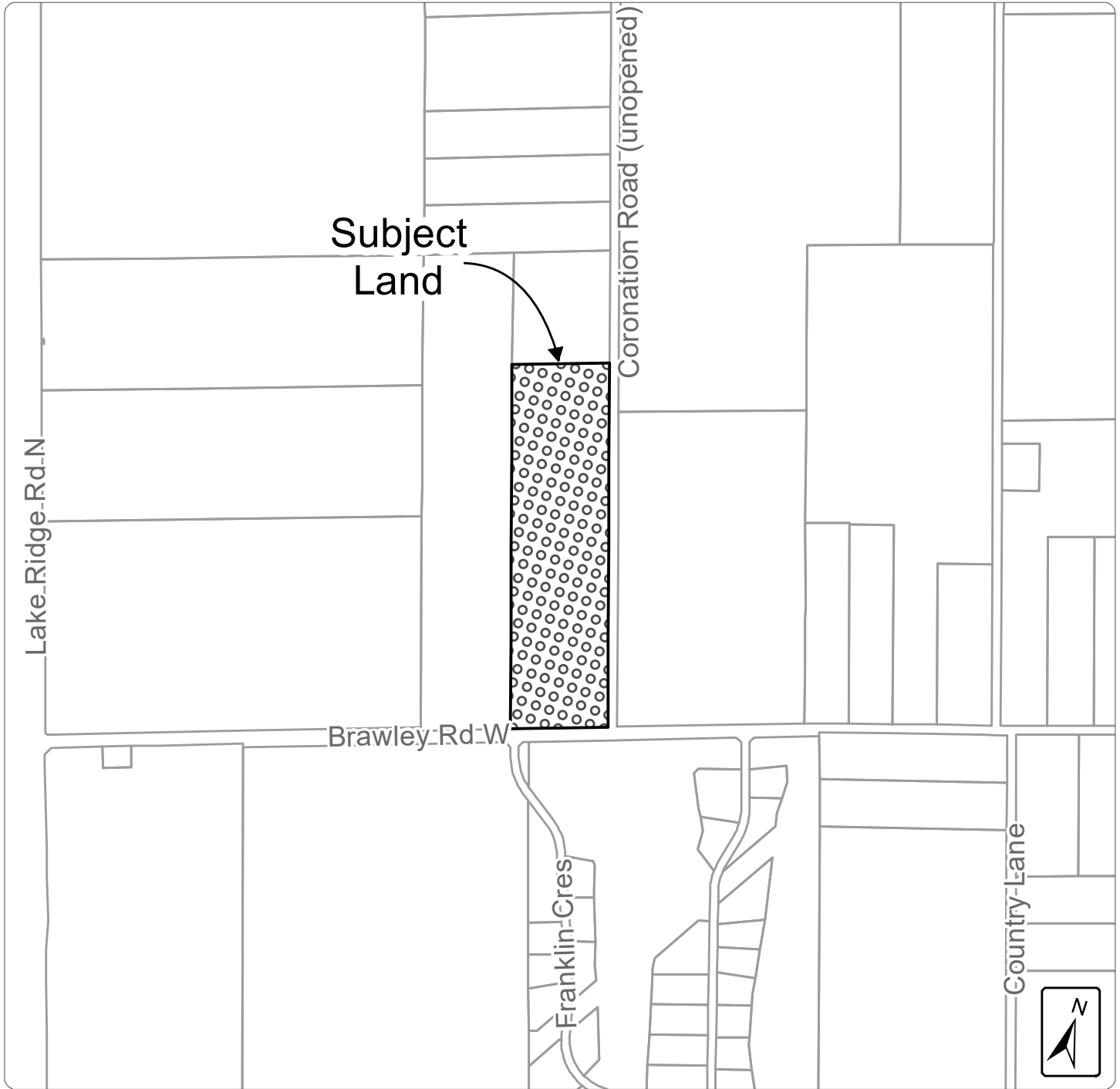
Attachment #4: Excerpt from the Town of Whitby Official Plan – Schedule A

Attachment #5: Excerpt from the Town of Whitby Official Plan – Schedule C

Attachment #6: Excerpt from Zoning By-law No. 1784

Attachment #1 Location Sketch

PDP 43-25



Town of Whitby Planning and Development Department

Proponent:
Rita Shepard and Durwin Oram

File Number:
DEV-30-25 (Z-16-25)

Date:
September 2025

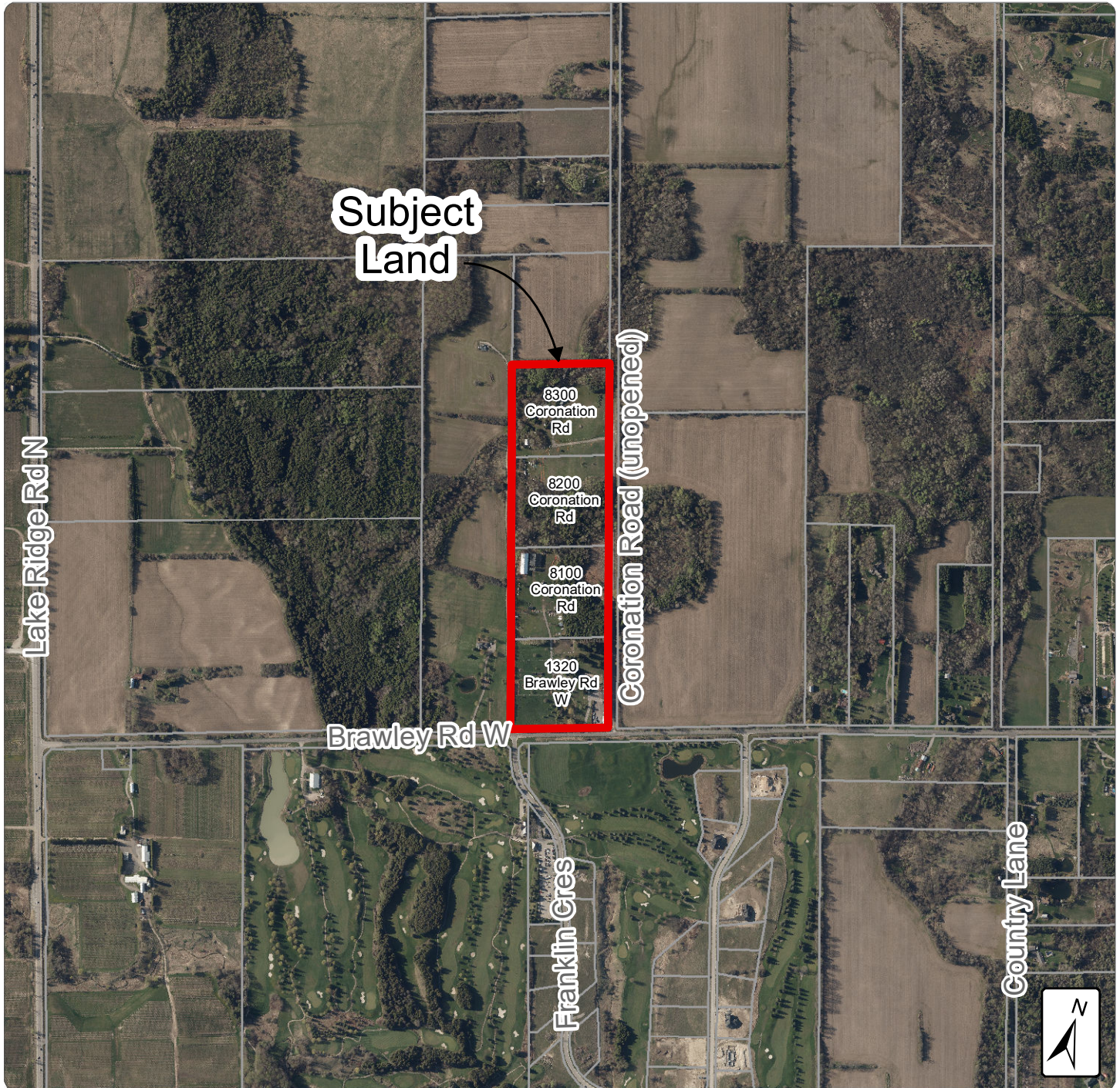
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Attachment #2 Aerial Context Map

PDP 43-25



Town of Whitby Planning and Development Department

Proponent:
Rita Shepard and Durwin Oram

File Number:
DEV-30-25 (Z-16-25)

Date:
September 2025

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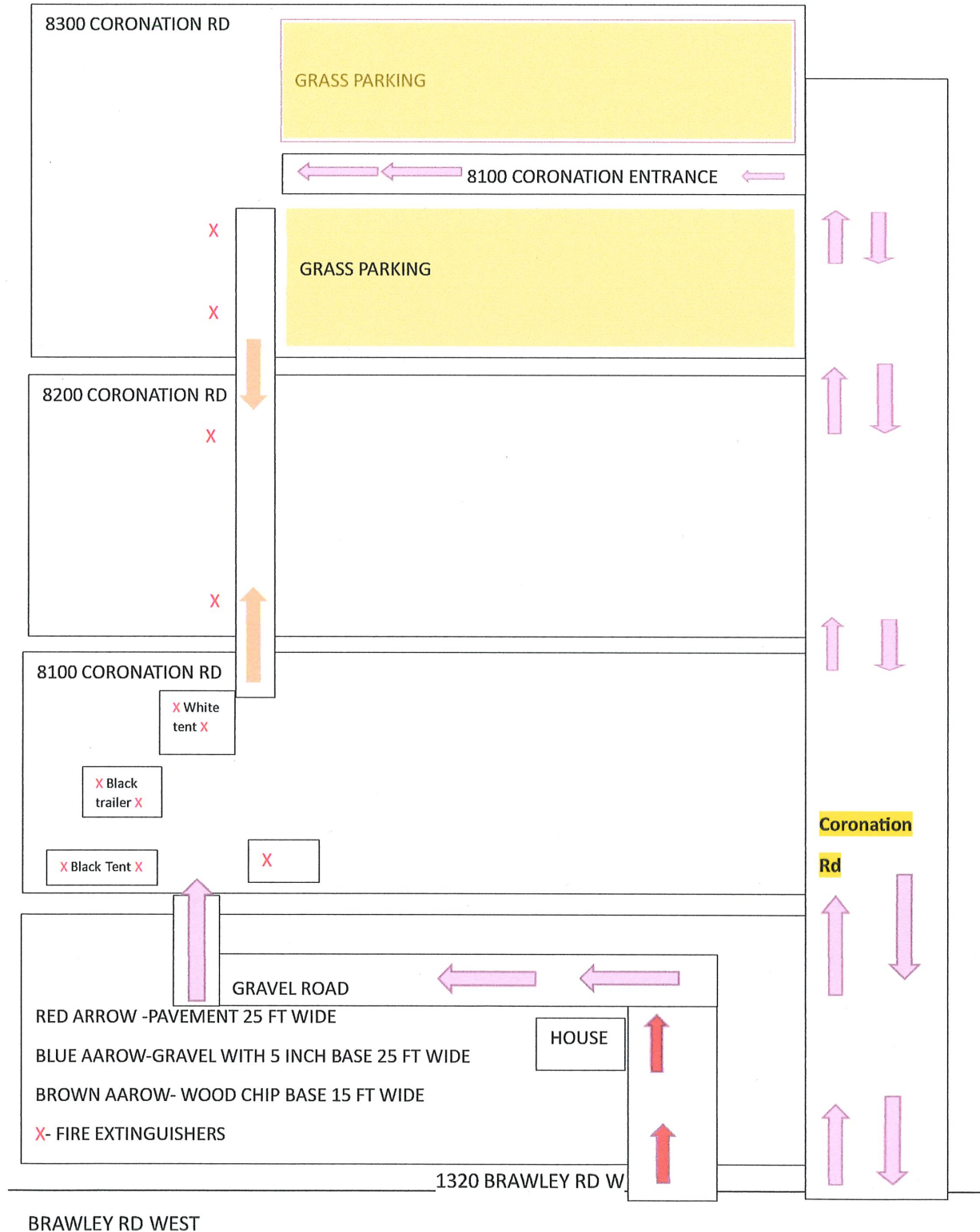
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Attachment #3 Proponent's Proposed Concept Plan

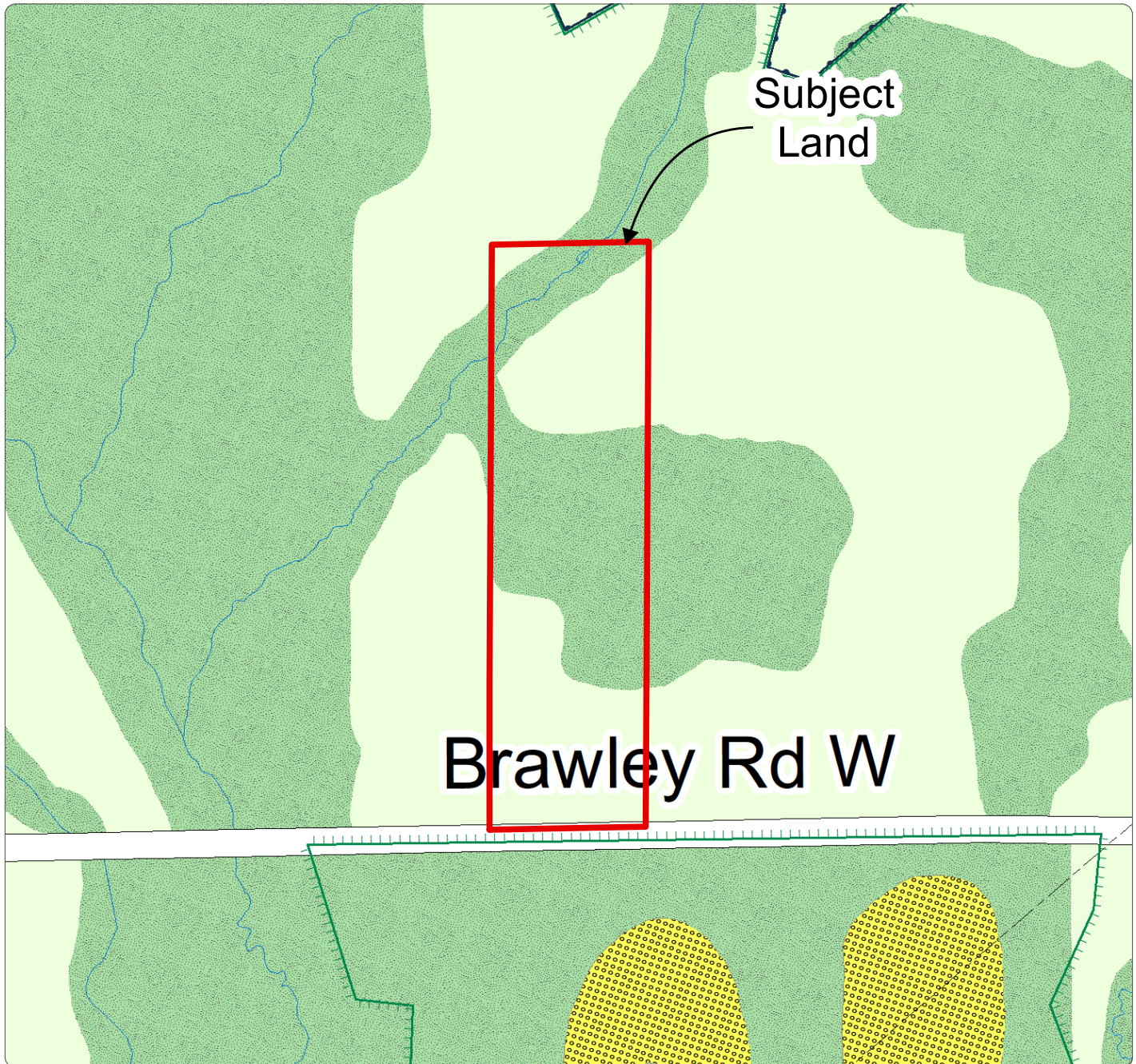
PDP 43-25

Brawley Woods Halloween Haunt

Fire Evacuation Plan



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

**Legend**

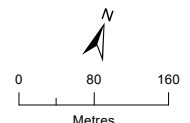
- Residential
- Major Commercial
- Community Commercial
- Special Purpose Commercial
- Mixed Use
- Prestige Industrial
- General Industrial
- Special Activity Node
- Institutional
- Major Open Space
- Agricultural
- Hamlet
- Estate Residential
- Special Policy Area
- Refer to section 11.5.31.6

- Lands Subject to Durham Regional Official Plan Policy 14.13.7
- D (Deferred by the Region of Durham)
- Local Central Area
- Resource Extraction Area (See Section 4.12)
- Utility
- 2031 Urban Area Boundary
- Community Central Area Boundary
- Future Urban Development Area Boundary
- Greenbelt Protected Countryside Boundary
- Hamlet Boundary
- Major Central Area Boundary
- Municipal Boundary
- Southern Boundary of Oak Ridges Moraine
- Urban Central Area Boundary

Official Plan - Town of Whitby

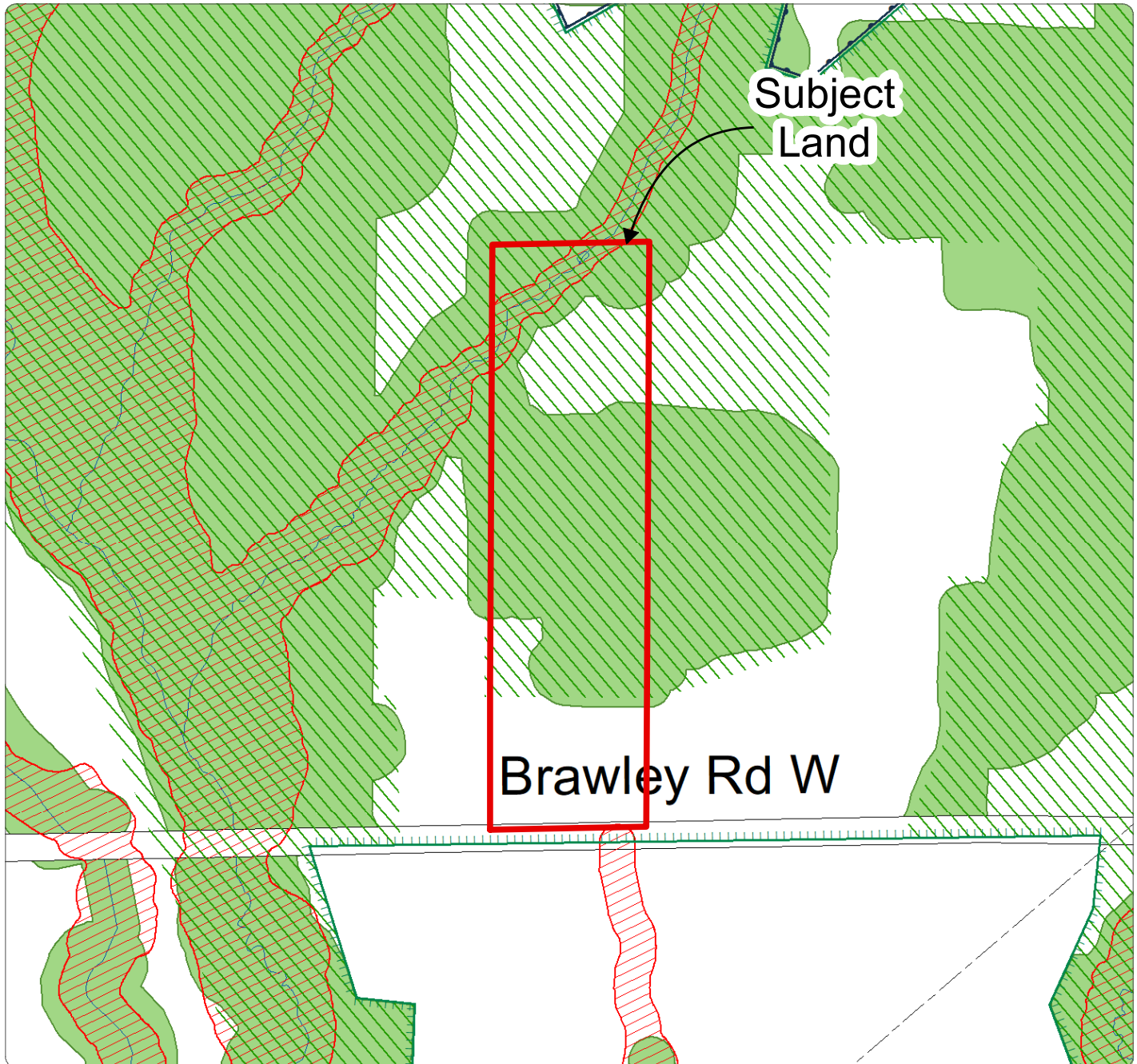
Schedule

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.

Excerpt from the Town of Whitby Official Plan Schedule 'C'

**Legend**

- ▲ Former Waste Disposal Site D12 (Deferred by Region of Durham)
- 1 km Lake Ontario Shoreline Limit
- Greenbelt Protected Countryside Boundary
- Municipal Boundary
- Southern Boundary of Oak Ridges Moraine
- Former Lake Iroquois Beach
- Natural Heritage System
- Greenbelt Natural Heritage System
- Natural Hazards

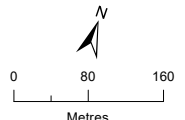
Note: Some legend items may not appear on the displayed figure extent.

Official Plan - Town of Whitby

Schedule

Excerpt from Schedule 'C' Environmental Management

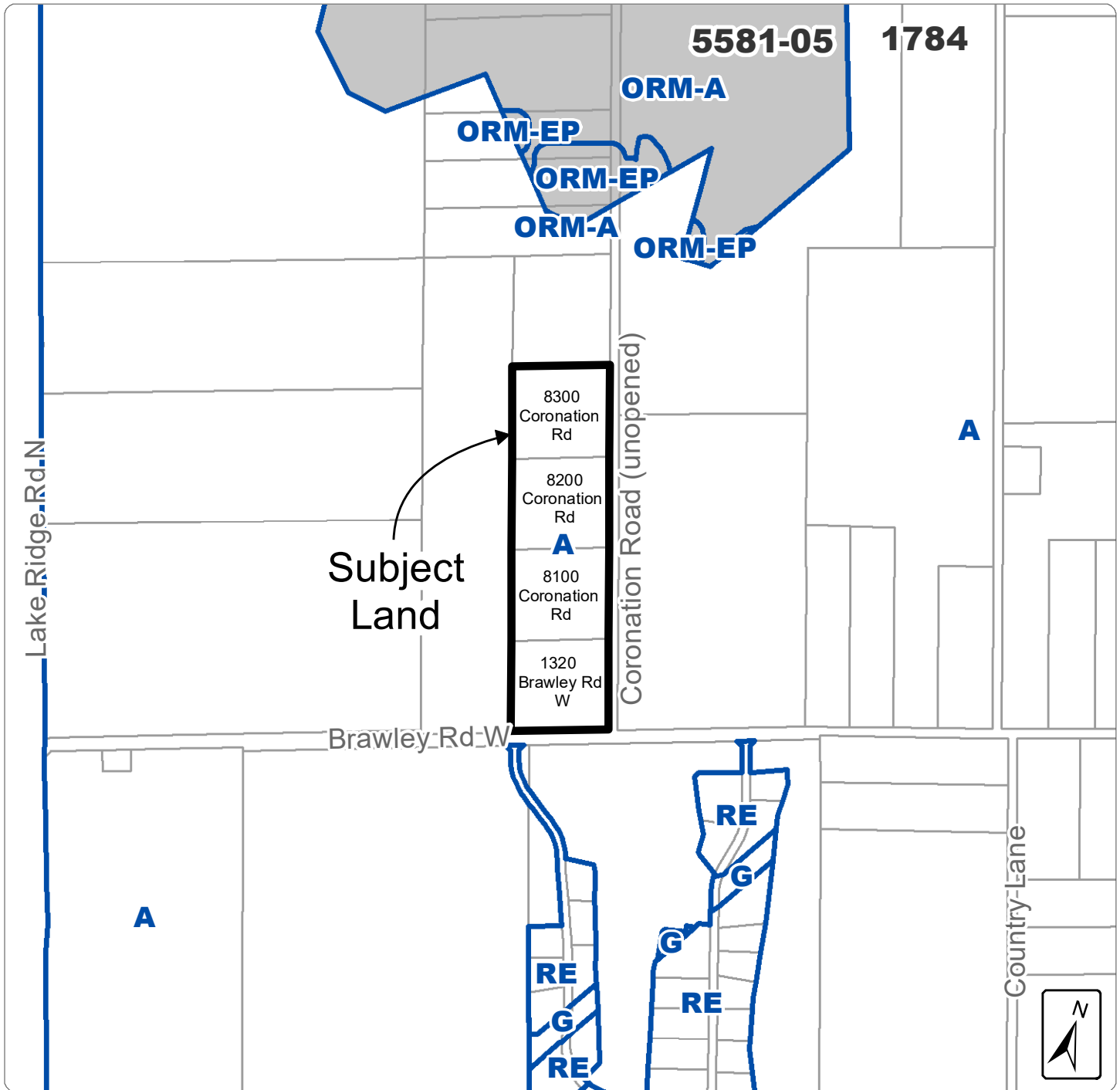
C



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 #6
Excerpt from Zoning By-Law 1784

PDP 43-25



Town of Whitby Planning and Development Department

Proponent:
Rita Shepard and Durwin Oram

File Number:
DEV-30-25 (Z-16-25)

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Town of Whitby

Public Meeting Report

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Report Title: **DEV-33-25: Zoning By-law Amendment Application, 3775 Brock Street (Whitby) Limited Partnership, 3775 Brock Street North, File No. Z-18-25**

Date of meeting: September 8, 2025

Report Number: **PDP 44-25**

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

B. Anderson, Principal Planner, 905-444-
2821

Planning Report PDP 44-25 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:

- An application for a Zoning By-law Amendment has been submitted by 3775 Brock Street (Whitby) Limited Partnership for land municipally known as 3775 Brock Street North.

- The proposal seeks to rezone the lands from Agricultural Exception 12 (A-12) Zone to a High Density Residential (HD) Zone to permit the proposed development.

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 municipally known as 3775 Brock Street North and is located on the east side of Brock Street North, approximately 390 metres south of Taunton Road East (refer to Attachment #1). The subject property is approximately 1.14 hectares (2.81 acres) in size and currently vacant. Previously, a single storey motel, known as the Woodycrest, occupied the site. The site was also temporarily used as a new car storage lot in recent years.

The subject land is surrounded on all sides by existing residential neighbourhoods comprised of a mix of townhouse, semi-detached, and single detached dwellings (refer to Attachment #2). The subject land has frontage on Brock Street North and Tincomb Crescent.

3.2. Application and Proposed Development

A Zoning By-law Amendment Application has been submitted by 3775 Brock Street (Whitby) Limited Partnership to change the existing zoning from the Agricultural Exception 12 (A-12) Zone to a High Density Residential (HD) Zone.

The conceptual Site Plan provided with the application illustrates 6 blocks of back-to-back stacked townhouse dwellings for a total of 123 units (refer to Attachment #3). Two vehicular accesses are proposed, one from Brock Street North, and one from Tincomb Crescent, which will be connected via a private internal road. Resident parking and a component of visitor parking will be provided below grade, with additional visitor parking provided at grade.

Future Site Plan and Draft Plan of Condominium Applications will be required.

3.3. Documents Submitted in Support

The following documents were submitted in support of the application:

- Site Plan, prepared by GMB Architecture (refer to Attachment #3), dated June 25, 2025.
- Architectural Drawing Set, including floor plans and elevations (refer to Attachments #4 and #5), dated June 25, 2025.
- Civil Engineering Drawing Set, prepared by Lithos Group Ltd., dated June 27, 2025.
- Stormwater Management Report, prepared by Lithos Group Ltd., dated June 2025.
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated June 2025.
- Phase One Environmental Site Assessment, prepared by SLR Consulting (Canada) Ltd., dated February 3, 2025.
- Conceptual Landscape Plans, prepared by HKLA Landscape Architects & Consulting Arborists, dated June 26, 2025.
- Planning Rationale Report, prepared by The Biglieri Group Ltd., dated June 2025.
- Waste Collection Memo, prepared by The Biglieri Group Ltd., dated June 30, 2025.

4. Discussion:

4.1. Envision Durham

The subject land is designated as Community Areas with a Regional Corridor Overlay in Envision Durham. Community Areas are to be planned for a variety of housing types, size and tenures. Regional Corridors are generally considered appropriate locations for higher density, mixed-use development, in a compact, and transit-oriented built form.

4.2. Whitby Official Plan

The subject land is designated as Residential on Schedule 'A' – Land Use in the Town of Whitby Official Plan (refer to Attachment #6). The subject land is also identified as being within the Mature Neighbourhoods area on Schedule 'B' – Intensification of the Town of Whitby Official Plan.

The Residential Designation is intended for residential purposes, along with related and supportive uses such as recreational, institutional, community, commercial, and personal service uses. Policy 4.4.3.2 indicates that the locations of Low Density, Medium Density and High Density Residential development within the broader Residential Designation is to be identified in Secondary Plans. Where Secondary Plans do not exist, such as the case for the subject land, development shall consider the policies and locational criteria for Low, Medium, and High Density Residential areas.

Policy 4.4.3.6.1 indicates High Density Residential areas shall generally be located at the edge of neighbourhoods and along arterial roads. Townhouses, apartments, and other forms of multiple dwellings are permitted with a density range of 65 to 135 dwelling units per net hectare.

The locational criteria for Medium and High Density Residential development are set out in Policy 4.4.3.9.2. The criteria include that there is sufficient municipal services and infrastructure, proximity to transit service, adequately sized sites with appropriate setbacks, proximity to a Central Area or Convenience Commercial Centre, proximity to community services and facilities, impact on adjacent uses, traffic impacts, as well as others.

Mature Neighbourhoods policies are contained in section 4.4.3.13 of the Official Plan. Policy 4.4.3.13.12 states that High Density Residential development shall be directed to the edges of Mature Neighbourhoods which includes along arterial roads or abutting Intensification Corridors or Intensification Areas. A maximum height of 4 storeys is established and development shall provide for a compatible interface in height and density to adjacent Low Density Residential areas.

It is noted that the Mature Neighbourhoods policies, as contained in Official Plan Amendment #130, were adopted by Town of Whitby Council on May 15, 2023, but currently remain under appeal at the Ontario Land Tribunal.

4.3. Zoning By-law

The subject land is currently zoned Agricultural Exception 12 (A-12) in Zoning By-law 1784 (refer to Attachment #7). The A Zone does not permit back-to-back stacked townhouses and therefore a zoning by-law amendment in accordance with the Official Plan is required to permit the proposed development.

5. Communication and Public Engagement:

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

Previously, a developer led community consultation meeting was held on June 29, 2023. At that time, the proposed development consisted of 74 townhouse units with a single access proposed off Tincomb Crescent. Comments from members of the public provided at the community consultation meeting included:

- Concerns related to sufficient parking accommodation and existing parking congestion on adjacent streets.

- Concerns with neighbourhood compatibility and building height, given the proposed development is a different form than existing surrounding residential built form.
- Concerns about school capacity to serve additional students generated by the development.
- Concerns about access and traffic volumes on Tincomb – preference for access to be from Brock Street.
- Request for additional playgrounds / amenities for children.
- Concerns related to construction impacts such as construction traffic, noise and dust.

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.

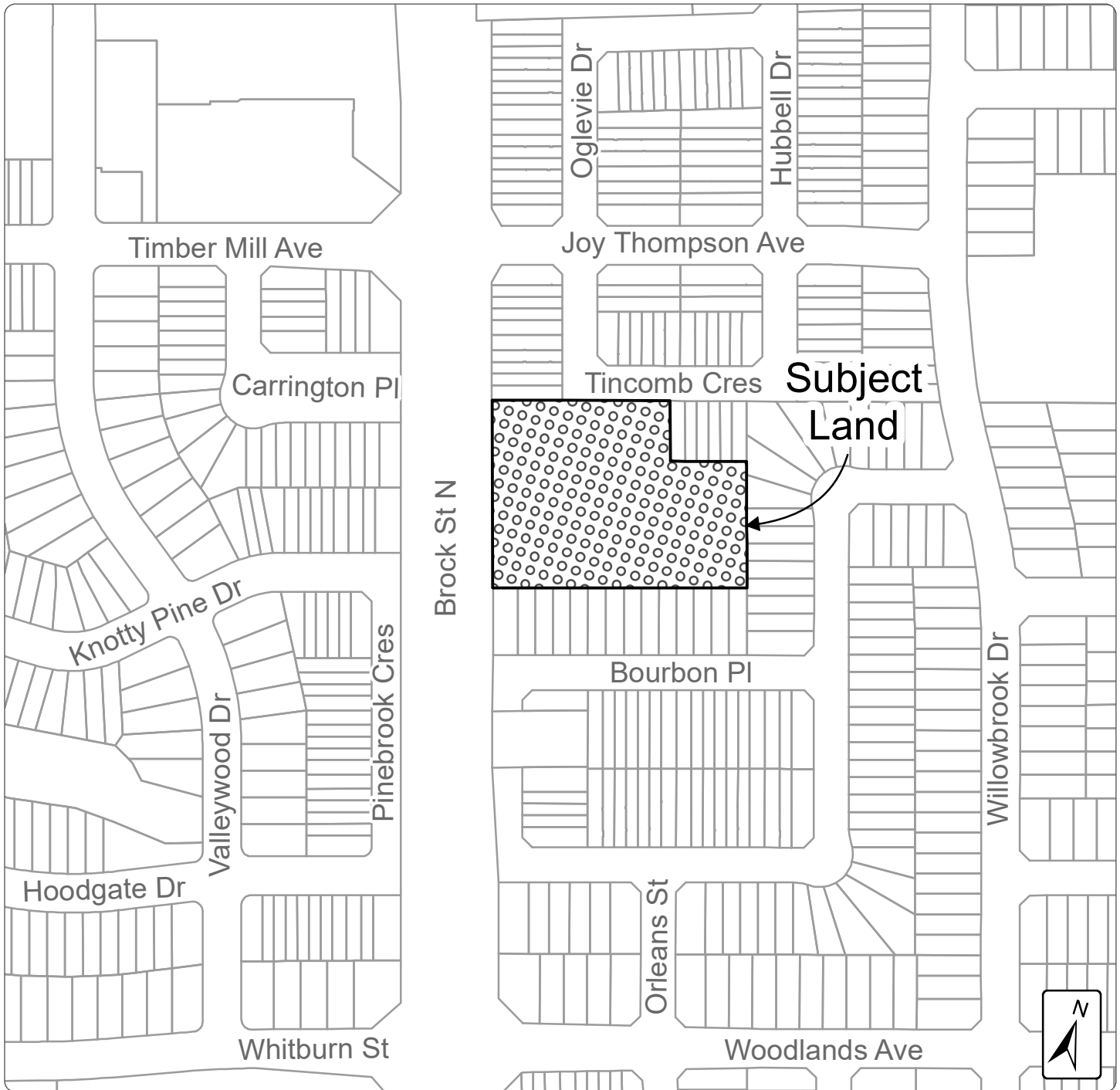
All persons who make oral submissions, or have requested notification in writing, will be given written notice of the future meeting of the Committee of the Whole at which the application will be considered.

8. Attachments:

- Attachment 1: Location Sketch
- Attachment 2: Aerial Context Map
- Attachment 3: Proposed Site Plan
- Attachment 4: Proposed Elevations 1 – Flat Roof
- Attachment 5: Proposed Elevations 2 – Pitched Roof
- Attachment 6: Excerpt from the Town of Whitby Official Plan Schedule 'A' – Land Use
- Attachment 7: Excerpt from Zoning By-law 1784

Attachment #1 Location Sketch

PDP 44-25



Town of Whitby Planning and Development Department

Proponent:
3775 Brock Street (Whitby) Limited Partnership,
3775 Brock Street (Whitby) GP Inc.

File Number:
DEV-33-25 / Z-18-25

Date:
September 2025

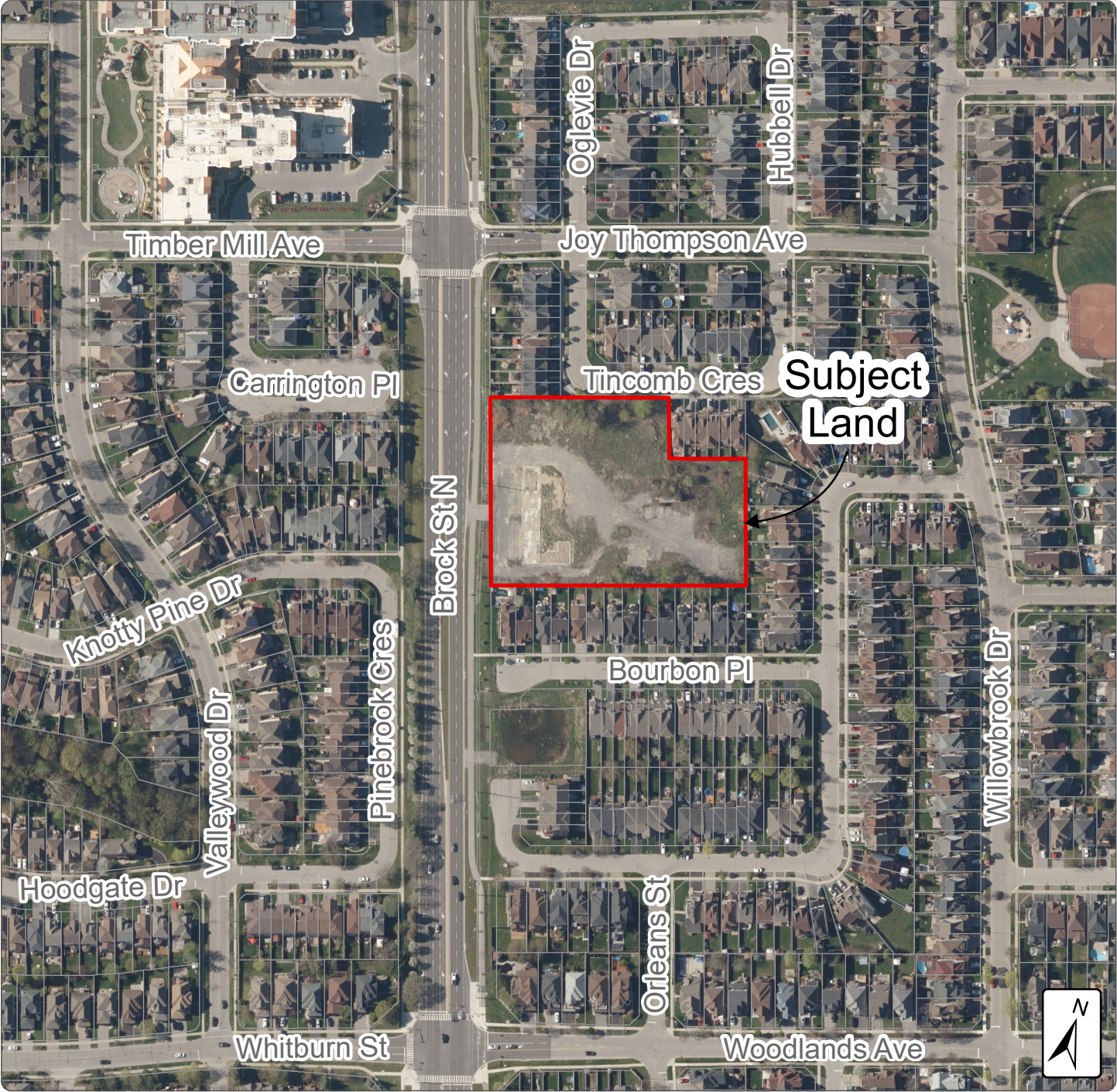
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Attachment #2
Aerial Context Map

PDP 44-25



Town of Whitby Planning and Development Department

Proponent:

3775 Brock Street (Whitby) Limited Partnership,
3775 Brock Street (Whitby) GP Inc.

File Number:

DEV-33-25/ Z-18-25

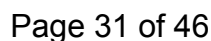
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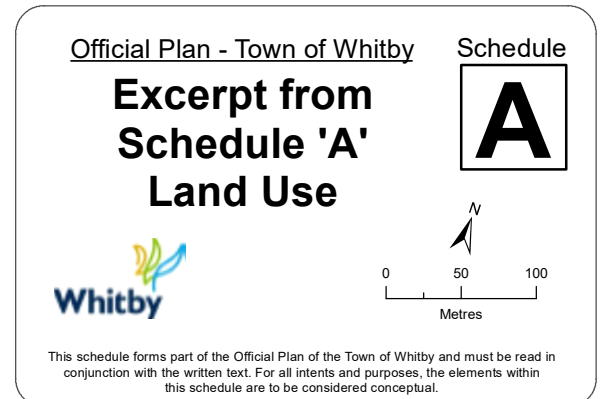
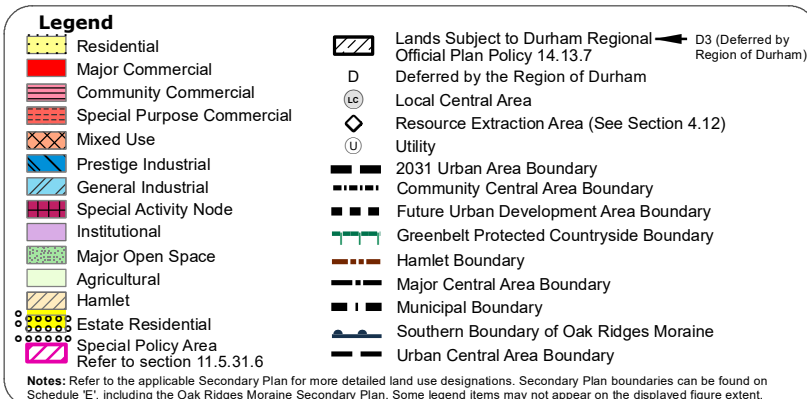
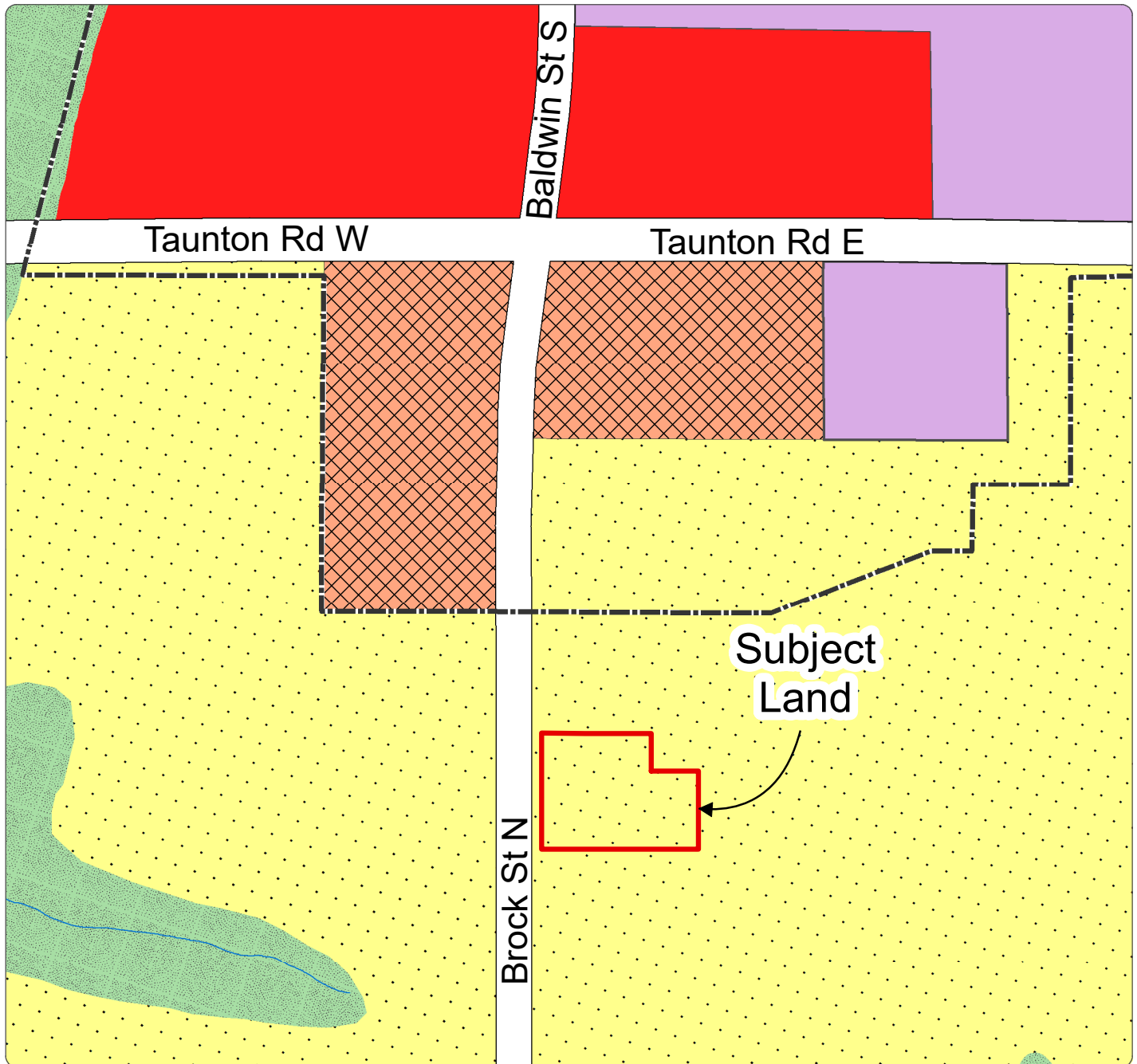


Attachment #5 Proposed Building Elevations

PDP 44-25

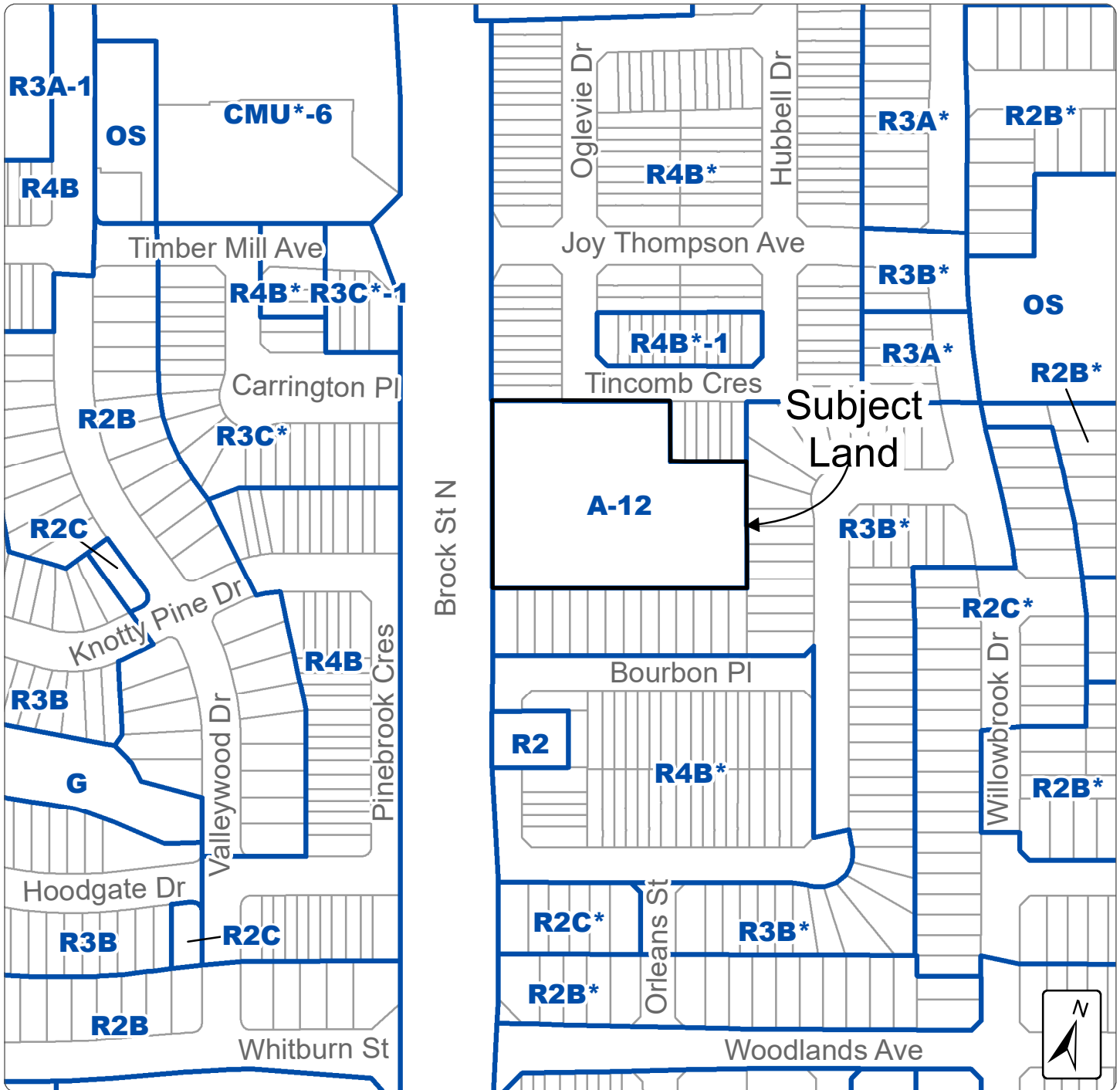


Excerpt from the Town of Whitby Official Plan Schedule 'A'



Attachment #7 Excerpt from Zoning By-Law 1784

PDP 44-25



Town of Whitby Planning and Development Department

Proponent:
3775 Brock Street (Whitby) Limited Partnership,
3775 Brock Street (Whitby) GP Inc.

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Town of Whitby

Public Meeting Report

whitby.ca/CouncilCalendar

Report Title: **DEV-34-25: Zoning By-law Amendment Application,
2812754 Ontario Inc., Garrard Road, File No. Z-19-25**

Date of meeting: September 8, 2025

Report Number: **PDP 45-25**

Department(s) Responsible:

Planning and Development Department
(Planning Services)

Submitted by:

R. Saunders, Commissioner of Planning
and Development

<p>Acknowledged by M. Gaskell, Chief Administrative Officer</p>
--

For additional information, contact:

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

N. Kohek, Planner II, 905-444-4300x
2902

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1. Highlights:

- An application for a Zoning By-law Amendment has been submitted by 2812754 Ontario Inc. for land fronting on Garrard Road.
- The proposal is to rezone the subject land from Agricultural to a Prestige Industrial Zone to implement the Town's Official Plan.

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 west side of Garrard Road, approximately 220 metres south of Highway 407, 1 km north of the intersection of Conlin Road and Garrard Road, and 200 m north of a future mid-block arterial road (refer to attachment #1). The subject property is 9.10 hectares (22.48 ac) in area and triangular in shape. The property contains no buildings or structures and is presently used for agriculture. A tributary of Pringle Creek is located on the eastern portion of the subject lands, flowing from the north to the south.

The surrounding land uses include:

- A retail nursery (OGS Landscape) to the south;
- Agriculture and residential to the east;
- A utility corridor (Ontario Hydro) and agriculture to the north; and,
- A utility corridor (Ontario Hydro) and agriculture to the west (refer to attachment #2).

3.2. Applications and Proposed Development

A Zoning By-law Amendment Application has been submitted by 2812754 Ontario Inc. to change the existing zoning from Agricultural (A) in By-law 1784, to a Prestige Industrial Zone. A portion of the rear of the property is to be rezoned to recognize the natural heritage features and natural hazards in the area. A conceptual site plan has been provided by the applicant (refer to attachment #3).

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

3.3. Documents Submitted in Support

The documents submitted in support of the application include the following:

- A Conceptual Site Plan, prepared by Ware Malcomb, dated December 2023 (refer to Attachment #3).

- A Planning Rationale Report, prepared by Ianhall Planning Ltd., dated July 2025.
- A Functional Servicing and Stormwater Management Report, prepared by Ware Malcomb, dated June 2025.
- A Sub-Area Study, prepared by Candevcon East Ltd., dated March 2025.
- A Hydrogeological Assessment, prepared by Harden Environmental Services Ltd., dated June 11, 2025.
- An Environmental Impact Study, prepared by Dillon Consulting, dated June 2025.
- A Phase I Environmental Site Assessment, prepared by Rubicon Environmental Ltd., dated October 2018.
- A Site Screening Questionnaire, prepared by Rubicon Environmental Ltd., June 2025.
- Preliminary Site Servicing and Grading Plans, prepared by Ware Malcomb, dated June 2025.
- An Assessment of Need for an Agricultural Impact Assessment, prepared by Colville Consulting Inc., dated December 2023.
- A topographic survey, prepared by JD Barnes Ltd., dated January 2024.

4. Discussion:

4.1. Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) states that Employment Areas are for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. Institutional uses and standalone retail and office uses are no longer permitted under the 2024 PPS.

4.2. Envision Durham

The subject land is designated as an “Employment Area” under Envision Durham. Permitted uses within Employment Areas are for employment generating uses such as manufacturing, warehousing, transportation, and limited supportive uses including associated retail and ancillary facilities.

4.3. Whitby Official Plan

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

Prestige Industrial Areas are intended to support a broad range of employment uses, including light industrial in enclosed buildings, research and development facilities, warehouses, and associated offices subject to additional criteria (4.7.3.2.3):

- 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.

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.

The subject land is designated as a “Prestige Industrial Area” and a “Natural Heritage System” with a Natural Hazard overlay (refer to attachment #5) in the Brooklin Community Secondary Plan. Policies in the Prestige Industrial Area encourage secondary uses to be located in nodes along arterial roads, including interchanges with Highway 407 (11.4.40.2).

4.4. Zoning By-law

The subject land is presently zoned A – Agricultural under Zoning By-law 1784 (refer to attachment #6). The A Zone does not permit industrial uses, whereas a zoning by-law amendment is required to implement the Official Plan.

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.

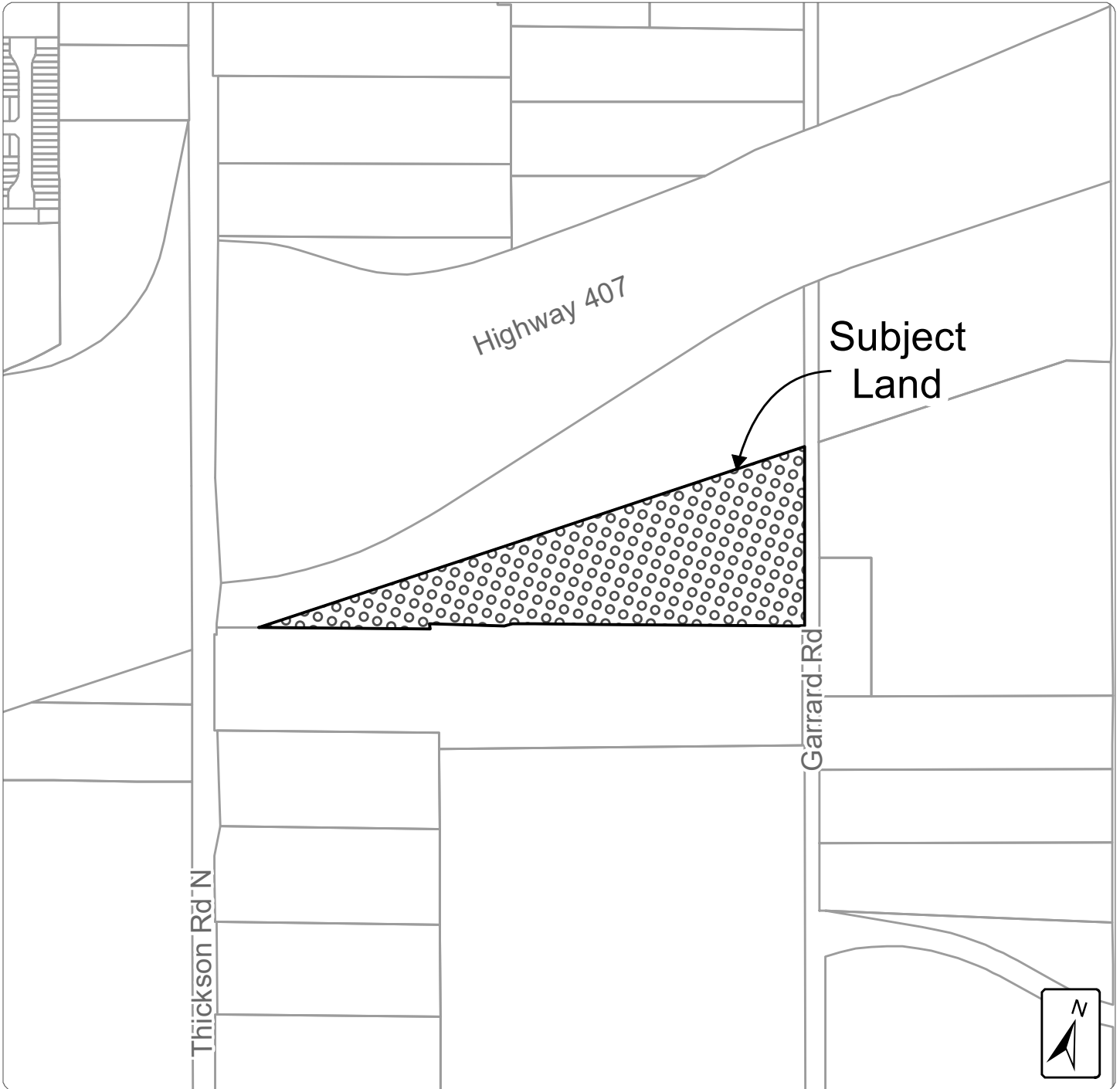
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8. Attachments:

- Attachment #1 Location Sketch
- Attachment #2 Aerial Context Map
- Attachment #3 Proponent's Proposed Conceptual Site 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

PDP 45-25



Town of Whitby Planning and Development Department

Proponent:
2812754 Ontario Inc.

File Number:
DEV-34-25 (Z-19-25)

Date:
September 2025

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Attachment #2
Aerial Context Map

PDP 45-25



Town of Whitby Planning and Development Department

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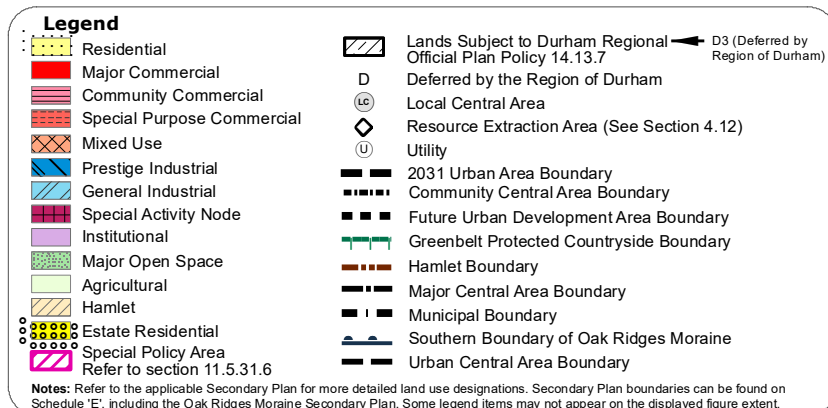
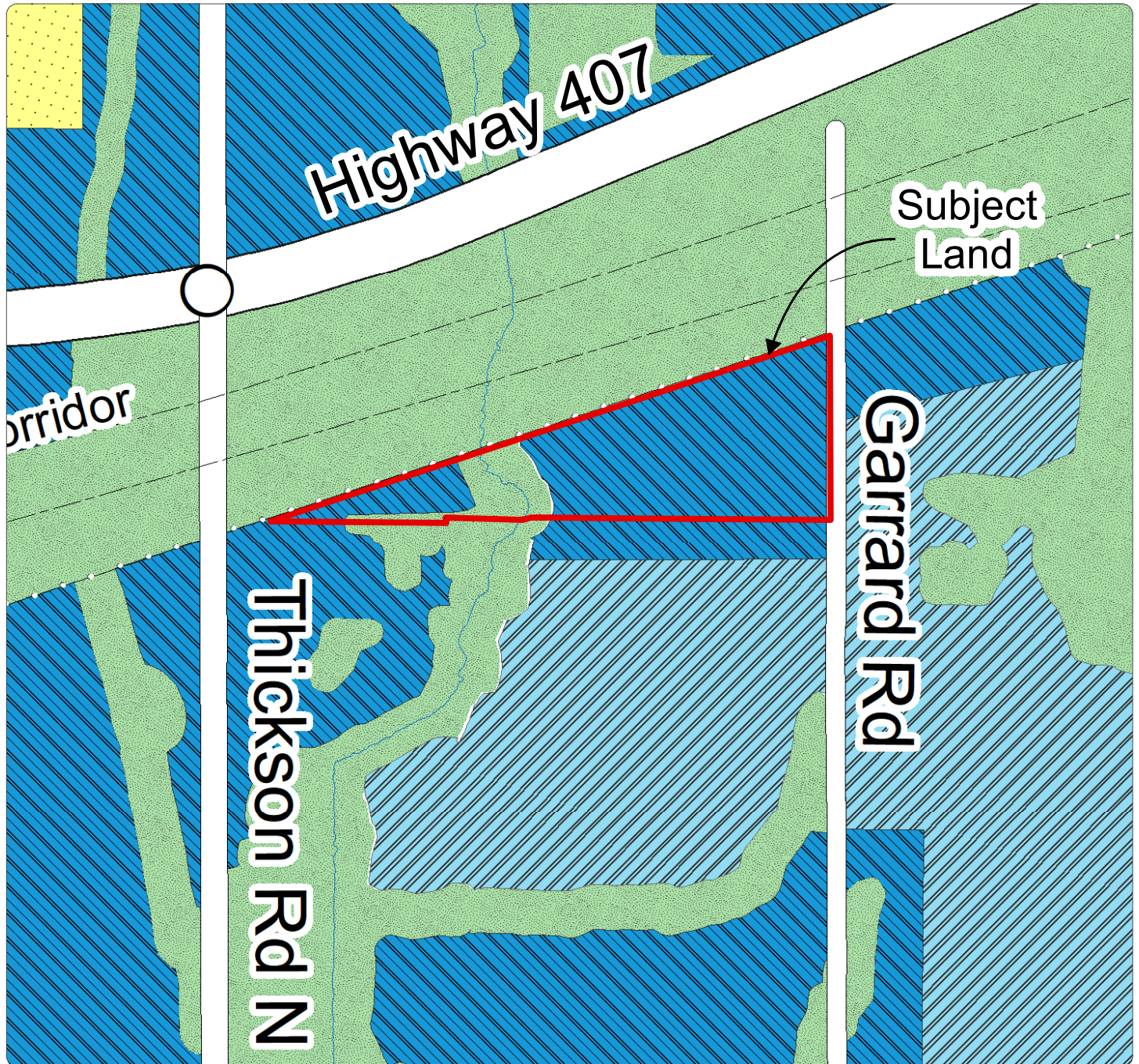
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Attachment #3
Proponent's Proposed Concept Plan



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

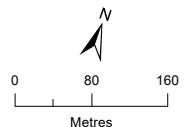


Official Plan - Town of Whitby

Schedule

Excerpt from Schedule 'A' Land Use

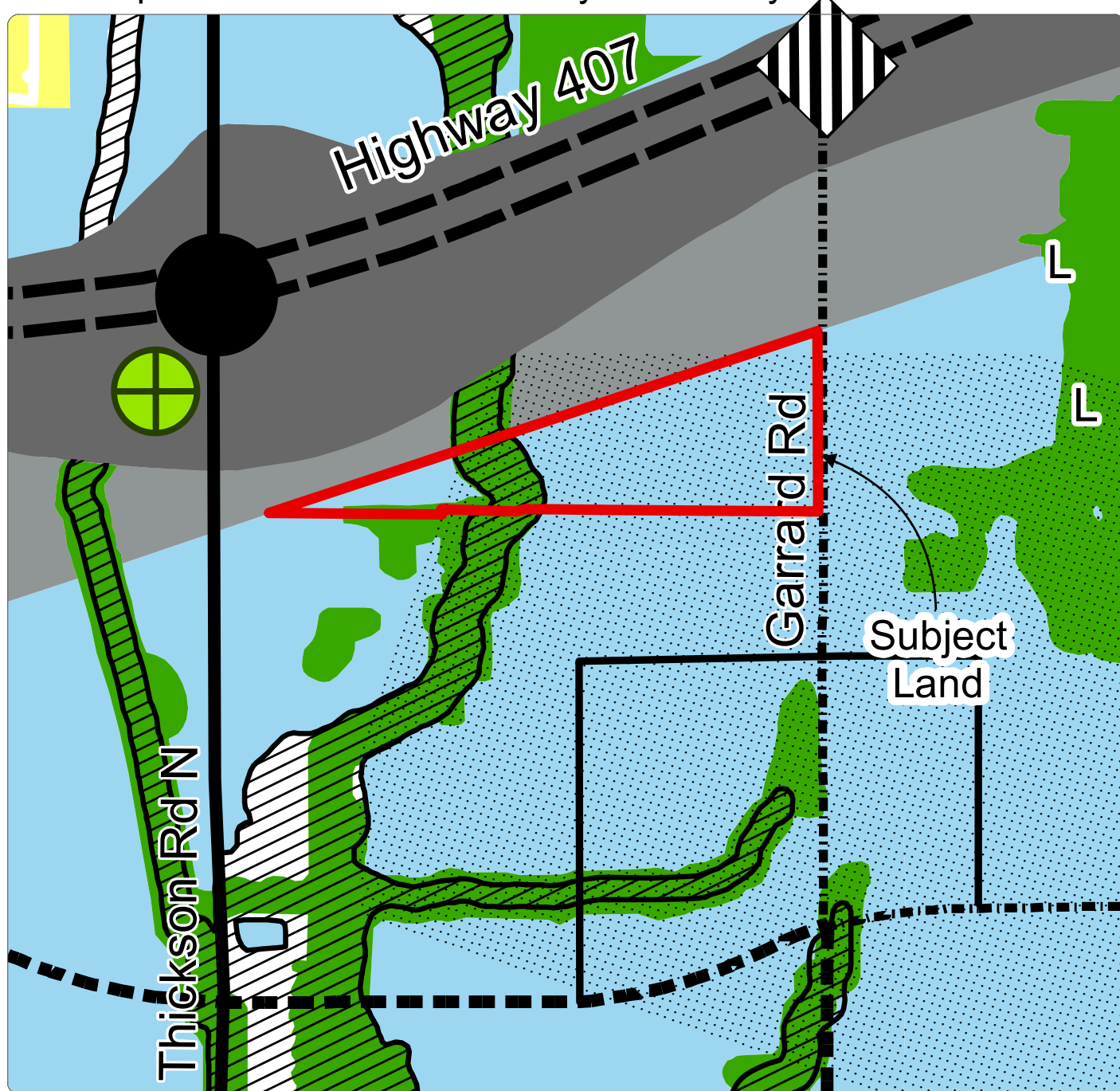
A



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'



LEGEND

Low Density Residential	Business Park	Lands subject to Durham Regional Official Plan Policy 14.13.7 - D2	Full Interchange
Medium Density Residential	General Industrial	Natural Hazards	Potential Interchange (Subject to Further Study)
High Density Residential	Major Open Space	Utility	Grade Separation
Local Commercial	DP District Park	Health Precinct (HP)	Potential Grade Separation
Special Purpose Commercial	LP Local Park	Special Policy Area	Future Transitway Station
Heritage Commercial	PK Parkette	Community Central Area	Controlled Access Highway (Freeway)
Major Commercial	TP Town Park	Major Central Area	Type A Arterial
Major Commercial -1	Institutional	Heritage Conservation District Boundary	Type B Arterial
Mixed-Use 1 - Community Central Area	Secondary Schools	Secondary Plan Boundary	Type C Arterial
Mixed-Use 2 - HCD	Elementary Schools	Special Policy Area - Refer to Section 11.5.31.6	Collector Road
Mixed-Use 3	Natural Heritage System		Greenbelt Plan Boundary
Prestige Industrial	L Linkage in NHS		
	D1 Deferred by the Region of Durham		

Excerpt from: **Schedule J**

Brooklin Community Secondary Plan

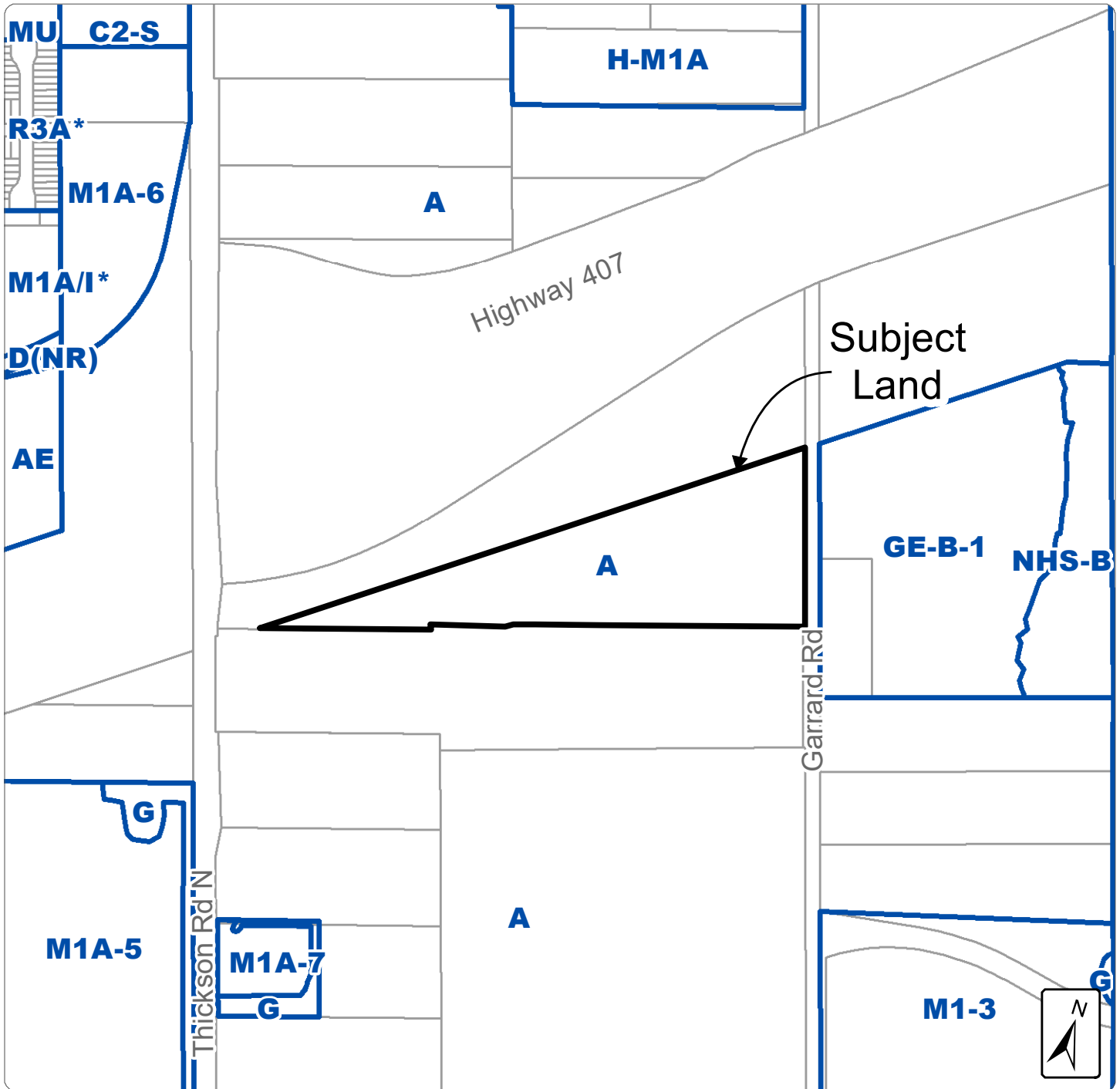
Town of Whitby

Whitby

0 50 100 200 Metres

Attachment #6 Excerpt from Zoning By-Law 1784

PDP 45-25



Town of Whitby Planning and Development Department

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