



Public Meetings Agenda

Monday, April 27, 2026, 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.
-

Public Meetings - 7:00 p.m.

1. PDP 21-26, Planning and Development (Planning Services) Department Report
Re: Zoning By-law Amendment Application, Rubabaza Investments Inc., (c/o GHD Ltd.), 814 Brock Street North, File Number: DEV-03-26 (Z-01-26)

Delegations:

1. Naji Sabeh, Resident
2. PDP 22-26, Planning and Development (Planning Services) Department Report
Re: Zoning By-law Amendment Application, 2534929 Ontario Inc., 285 South Blair Street, File Number: DEV-05-26 (Z-02-26)
3. PDP 23-26, Planning and Development (Planning Services) Department Report
Re: Zoning By-law Amendment Application, Halls Lake Ridge Limited Partnership, 205 Lake Ridge Road North, File Number: DEV-06-26 (Z-03-26)
4. PDP 24-26, Planning and Development (Planning Services) Department Report
Re: Official Plan Amendment Application, Whitby Taunton Holdings Limited, lands at the northeast corner of Taunton Road West and Des Newman Boulevard, File Number: DEV-07-26 (OPA-2026-W/02)

Town of Whitby Public Meeting Report

whitby.ca/CouncilCalendar



Report Title: DEV-03-26: Zoning By-law Amendment Application, Rubabaza Investments Inc. (c/o GHD Ltd.), 814 Brock Street North, File No: Z-01-26

Date of meeting: April 27, 2026

Report Number: PDP 21-26

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

A. Syed, Planner I
905-444-2932

Planning Report PDP 21-26 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:

- A Zoning By-law Amendment application has been submitted to the Town of Whitby by GHD Ltd. on behalf of the owners, Rubabaza Investments Inc., for the subject land municipally known as 814 Brock Street North.

- The application is to amend Zoning By-law No. 2585 to re-zone the subject land from "Special Purpose Commercial (C2-S)" to a Mixed Use Zone to permit a three-storey clinic and pharmacy.
- If approved, a future Site Plan Application will be required.

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 north of the Canadian Pacific Railway corridor on the west side of Brock Street North (refer to Attachment #1). The subject land is municipally known as 814 Brock Street North and is approximately 0.13 ha (0.32 ac) in size. The subject land abuts an unopened Town road allowance to the south which contains an easement to facilitate access to the public garage and car wash establishment to the south. The property is currently occupied by a 2.5-storey commercial building (former physiotherapy clinic).

On February 02, 2025, Council approved a request to remove the subject land from the Town's Municipal Heritage Register (Resolution # 6-26). The Applicant submitted a Cultural Heritage Evaluation Report prepared by LHC Heritage Planning & Archaeology, dated August 28, 2025. The report concluded that the property does not meet the minimum required criterion for Cultural Heritage Value or Interest as per O.Reg 9/06 under the Ontario Heritage Act. Therefore, the subject land no longer contains heritage status.

The surrounding land uses of the subject land include:

- Commercial and Residential (single detached dwellings) uses to the north;
- Recreational (Whitby Curling Club), Open Space (Bradley Park), and Residential (single detached dwellings) uses to the east;
- A public garage and car wash use, and Canadian Pacific Railway Corridor to the south; and,
- Residential (single detached dwellings) uses to the west.

3.2. Application and Proposed Development

The purpose of the Zoning By-law Amendment application is to amend Zoning By-law No. 2585 to re-zone the subject land from "Special Purpose Commercial (C2-S)" to a Mixed Use zone to permit a three-storey clinic and pharmacy of 295.95 m² (3,185.58 ft²) (refer to Attachment #3).

3.3. Documents Submitted in Support

The following documents were submitted in support of the application:

- Survey Plan, prepared by J.D. Barnes Ltd., dated June 24, 2025;
- A Conceptual Site Plan, prepared by Mistecture Architecture and Interiors Inc., dated February 10, 2026 (refer to Attachment #3);
- Planning Opinion Letter, prepared by GHD Ltd., dated February 11, 2026;
- Traffic Comment Response Letter, prepared by Paradigm Transportation Solutions Ltd., dated February 11, 2026;
- Phase One Environmental Site Assessment, prepared by GHD Ltd., dated June 19, 2025; and,
- Geotechnical and Hydrogeological Investigation, prepared by GHD Ltd., dated August 07, 2025.

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

4. Discussion:

4.1. Envision Durham

The subject land is designated Community Areas on Map 1 of the Envision Durham Official Plan.

The objective of the Community Areas designation is to create complete communities with the opportunities for residents to live, shop, work, and access services and amenities within their community.

4.2. Whitby Official Plan

The subject land is currently designated Mixed Use as per Schedule 'A' of the Town's Official Plan (refer to Attachment #4).

The objective of the Mixed Use designation is to provide new opportunities for housing and employment which support the redevelopment of mixed-use areas as accessible, transit supportive, and pedestrian oriented areas. Permitted uses in the Mixed Use designation include office, retail, personal service, and institutional uses. Policy 4.6.3.1 requires lands designated Mixed Use to contain a minimum of two of the permitted use categories.

4.3. Zoning By-law

The subject land is currently zoned "Special Purpose Commercial (C2-S)" in Zoning By-law No. 2585 (refer to Attachment #5). The C2-S Zone permits a variety of commercial uses.

A Zoning By-law Amendment is required to re-zone the subject land to an appropriate Mixed Use Zone to permit the proposed clinic and pharmacy use and establish appropriate zoning provisions for the proposed three-storey building.

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 Brock Street 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 supporting materials for their review and comment.

7. Conclusion:

All comments received at this statutory public meeting, as well as any subsequent written submissions, will be considered by the Planning and Development Department as part of its review and analysis of the development application. A recommendation report will be brought forward to the Committee of the Whole at such time as input from the commenting agencies, departments and the public have been received and assessed.

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

8. Attachments:

Attachment #1: Location Sketch

Attachment #2: Aerial Context Map

Attachment #3: Proponent's Proposed Concept Plan

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

Attachment #5: Excerpt from Zoning By-law No. 2585

Attachment #1 Location Sketch

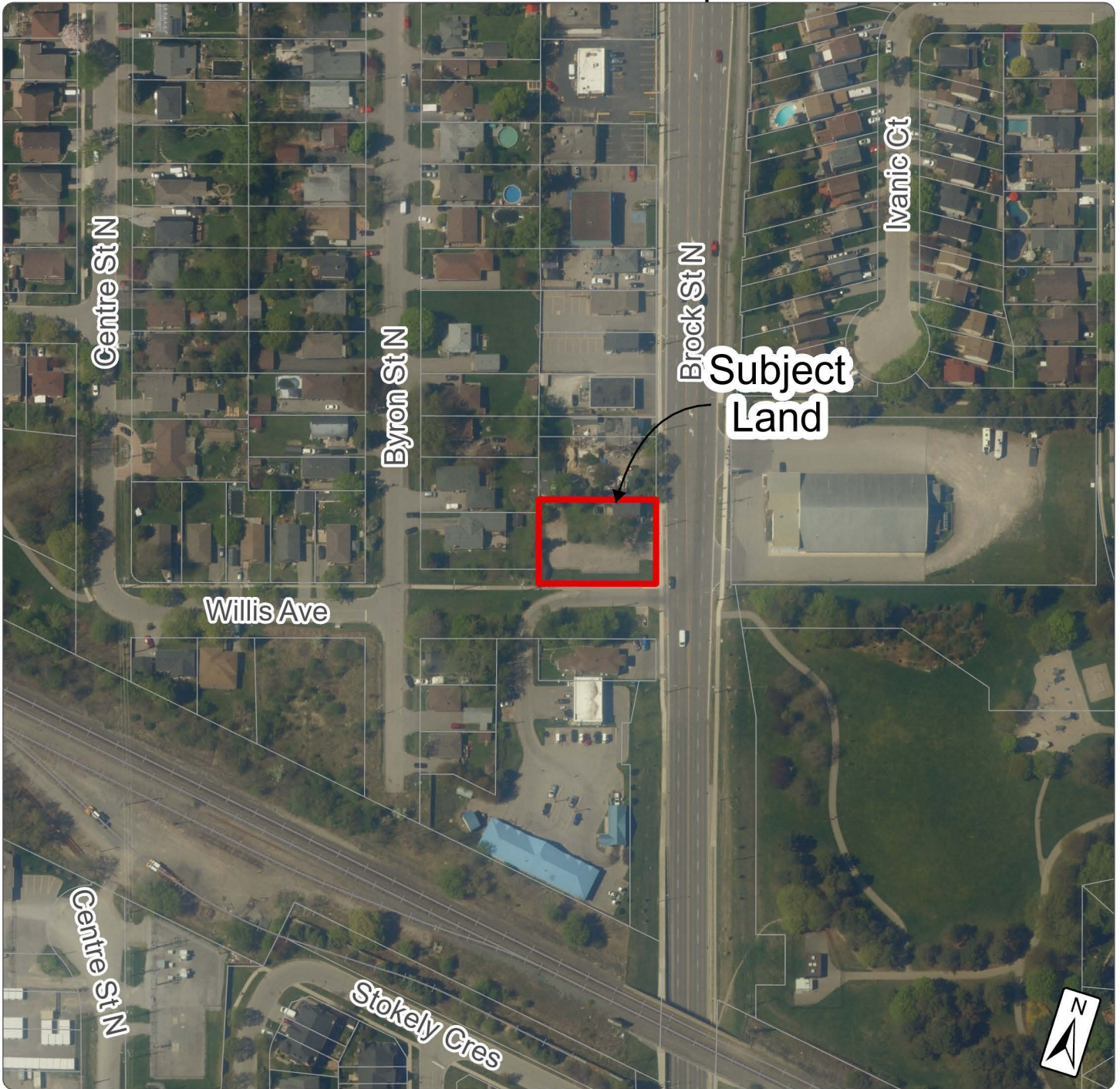
PDP 21-26




 Town of Whitby Planning and Development Department		
Proponent: Rubabaza Investments Inc. (c/o GHD Ltd.)	File Number: DEV-03-26 (Z-01-26)	Date: April 2026
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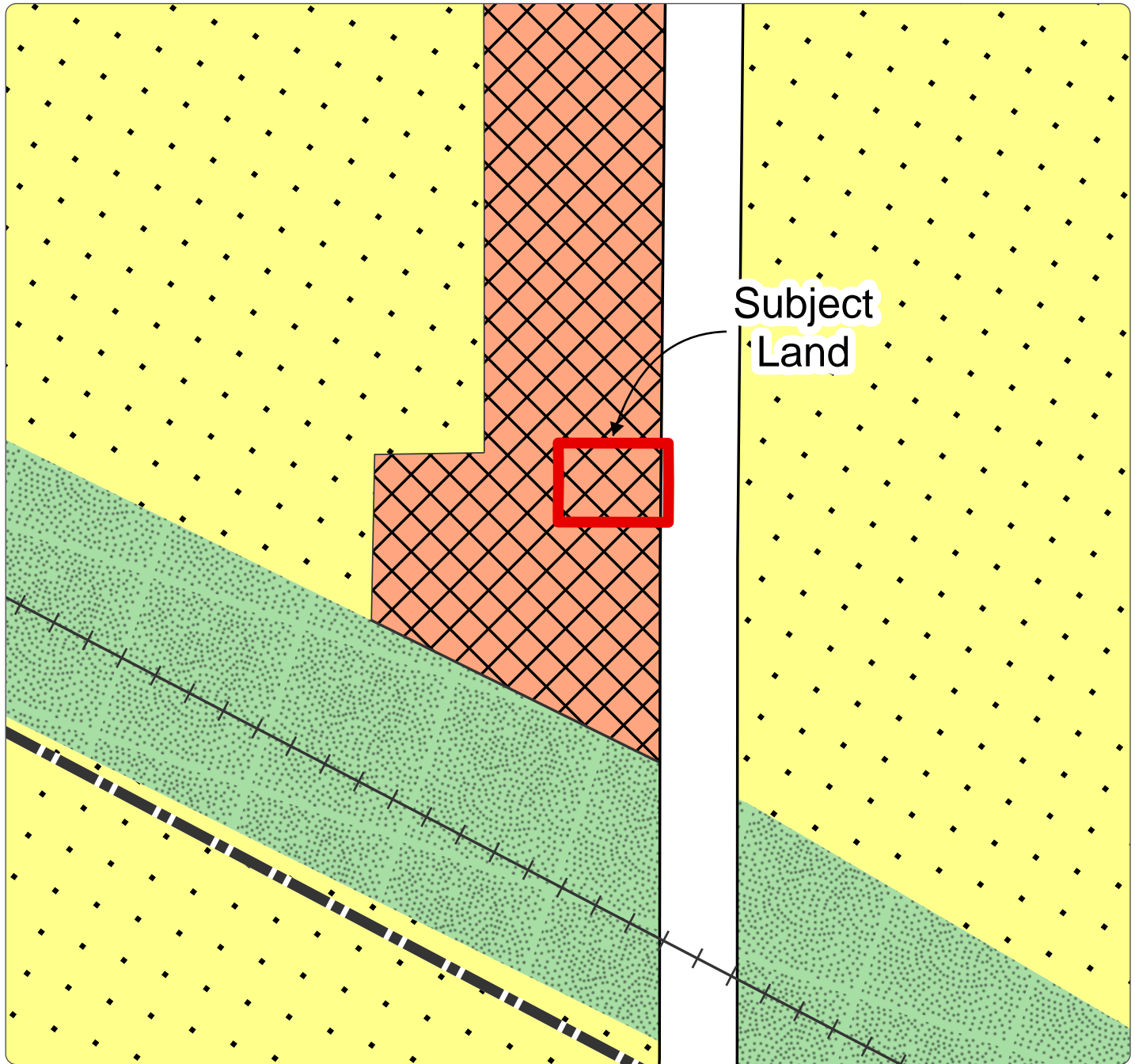
Attachment #2 Aerial Context Map



 Town of Whitby Planning and Development Department		
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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 Refer to section 11.5.31.6	Urban Central Area Boundary	

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

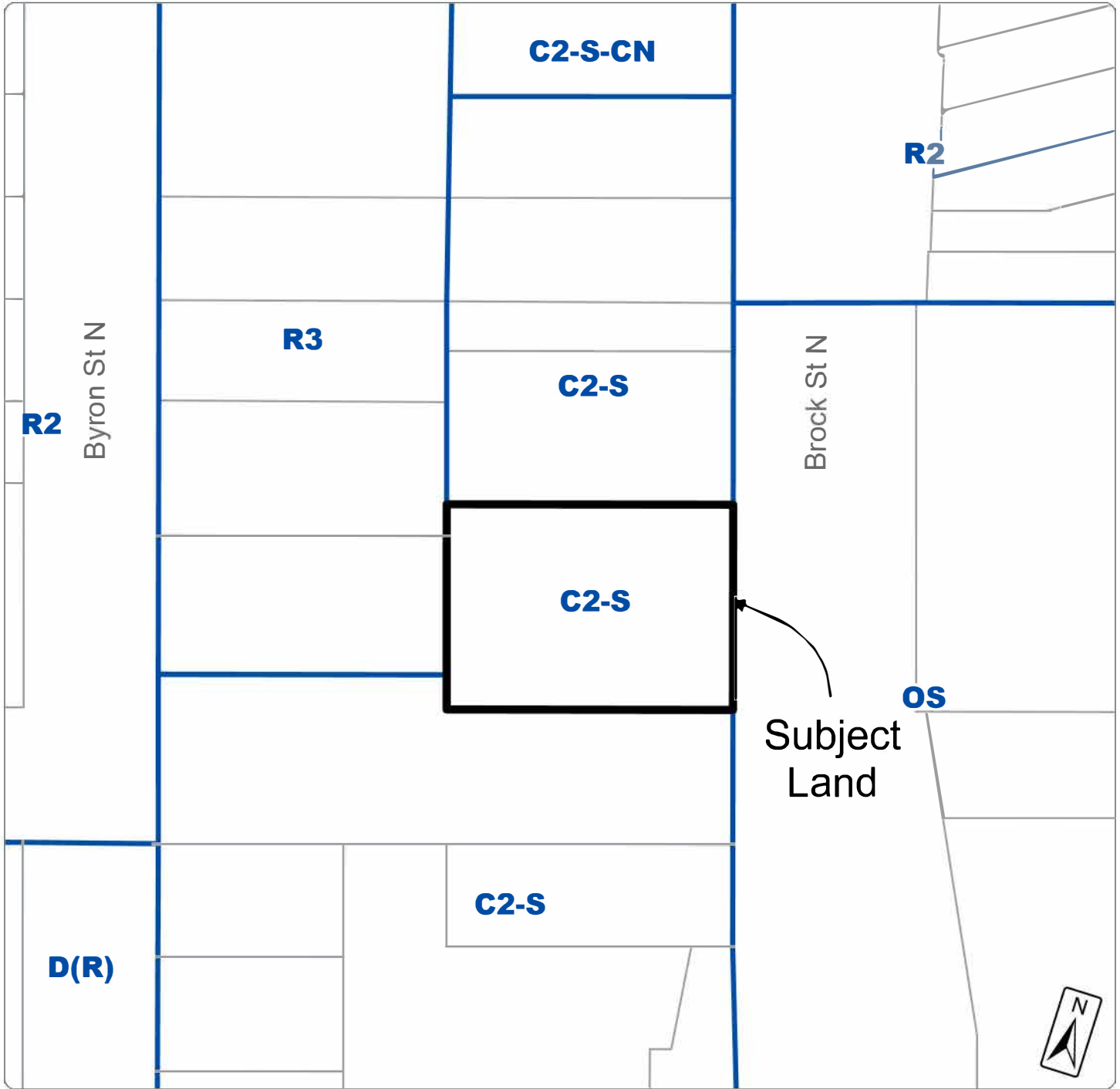
Schedule

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 Zoning By-Law 2585



 Town of Whitby Planning and Development Department		
Proponent: Rubabaza Investments Inc. (c/o GHD Ltd.)	File Number: DEV-03-26 (Z-01-26)	Date: April 2026
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Town of Whitby Public Meeting Report

whitby.ca/CouncilCalendar



Report Title: **DEV-05-26: Zoning By-law Amendment Application, 2534929 Ontario Inc., 285 South Blair Street, File No. Z-02-26**

Date of meeting: April 27, 2026

Report Number: **PDP 22-26**

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

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1. Highlights:

- A Zoning By-law Amendment application has been submitted by 2534929 Ontario Inc., for the subject land municipally known as 285 South Blair Street.

- The Zoning By-law Amendment proposes to amend Zoning By-law No. 2585 to permit an Asphalt Plant within the General Industrial (M3) zone.
- If approved, a future site plan application will be required.

2. Purpose:

The Planning and Development Department is in receipt of a Zoning By-law Amendment application 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 property is located on the southeast corner of South Blair Street and Gerdau Court (refer to Attachment #1). The subject land is municipally known as 285 South Blair Street and is approximately 6.01 hectares (14.85 acres) in size. The property is currently occupied by a two-storey vacant industrial building.

The surrounding land uses include:

- Industrial uses to the north;
- A large industrial use (Gerdau) to the east;
- An industrial use (Flanagan Foodservice) and open space/parkland, including the Waterfront Trail to the south; and,
- Industrial uses, a vacant Town owned parcel and the Canada Christian College to the west (refer to Attachment #2).

3.2. Application and Proposed Development

The proposed development includes a concrete batching plant and an asphalt plant within the front facing (i.e. South Blair Street) portion of the subject lands. The rear portion of the lands are currently vegetated and include a stormwater management facility (refer to Attachment #3). Those lands are not to be disturbed.

The Zoning By-law Amendment Application proposes to amend Zoning By-law No. 2585 to permit the additional use of an Asphalt Plant in the General Industrial (M3) Zone.

3.3. Documents Submitted in Support

The following documents were submitted in support of the application:

- Planning Justification Report, prepared by GWD Ltd, dated February 5th 2026;
- Concept Plan, prepared by GWD, dated January 8th 2026;

- Stage 1 and 2 Archaeological Assessment, prepared by AS&G Archaeological Consulting Inc, dated December 30th, 2026;
- Archaeological Assessment (Ministry of Citizenship and Multiculturalism (MCM) Clearance), dated January 2nd, 2026;
- Site Screening Questionnaire, prepared by Engtec Consulting Inc, dated January 20th, 2025; and,
- Survey Plan, prepared by J.D Barnes, dated November 25th, 2025

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 “Employment Areas” on Map 1 of the Envision Durham Official Plan. Employment Areas allow 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 (5.5.2).

Envision Durham supports the establishment of aggregate-related industrial uses, such as asphalt plants in Employment Areas provided, they are adequately buffered to protect adjacent land uses and meet the industrial pollution control and any other applicable standards of the Region and Ministry of the Environment, Conservation and Parks (6.7.11).

4.2. Whitby Official Plan

The subject land is designated as “General Industrial” on Schedule A – Land Use of the Town of Whitby Official Plan (refer to Attachment #4).

The predominant use of land designated as General Industrial shall be 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).

Aggregate-related industrial uses such as asphalt plants, ready- mix concrete plants, and freestanding aggregate transfer stations may be permitted in fully serviced General Industrial areas subject to certain criteria, including road network for truck traffic, adequate screening and buffering for adjacent land uses and applicable Ministry of Environment, Conservation and Parks standards (4.12.2.13).

4.3. Zoning By-law

The subject land is zoned General Industrial (M3) within the Town of Whitby Zoning By-law No. 2585, which permits a variety of general industrial uses including a concrete batching and mixing plant, however an asphalt plant is not included as a permitted use (refer to Attachment #5).

A Zoning By-law Amendment is required to permit an Asphalt Plant within the General Industrial (M3) zone.

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 at South Blair Street and Gerdau Court of the subject land in accordance with the Town's notification procedures.

6. Consultation with other Departments/Sources:

The applicable agencies and departments have been circulated the application and copies of the associated supporting materials for their review and comment.

7. Conclusion:

All comments received at this statutory public meeting, as well as any subsequent written submissions, will be considered by the Planning and Development Department as part of its review and analysis of the development application. A recommendation report will be brought forward to the Committee of the Whole at such time as input from the commenting agencies, departments and the public have been received and assessed.

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

8. Attachments:

Attachment #1: Location Sketch

Attachment #2: Aerial Context Map

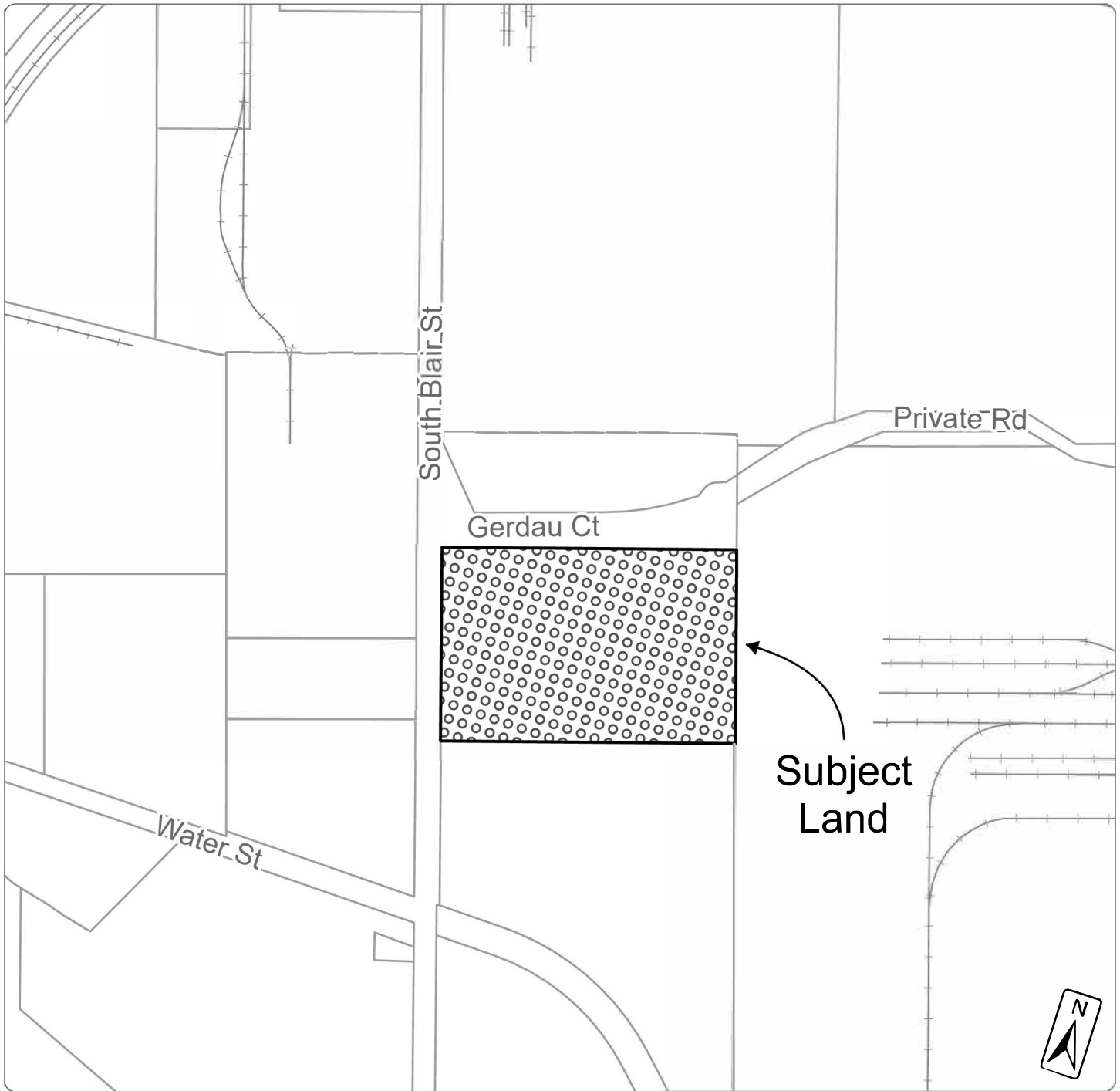
Attachment #3: Proponent's Proposed Concept Plan

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

Attachment #5: Excerpt from Zoning By-law No. 2585

Attachment #1 Location Sketch

PDP 22-26



Town of Whitby Planning and Development Department

Proponent:
GWD Ltd c/o 2534929 Ontario Inc.

File Number:
DEV-05-26 (Z-02-26)

Date:
April 2026


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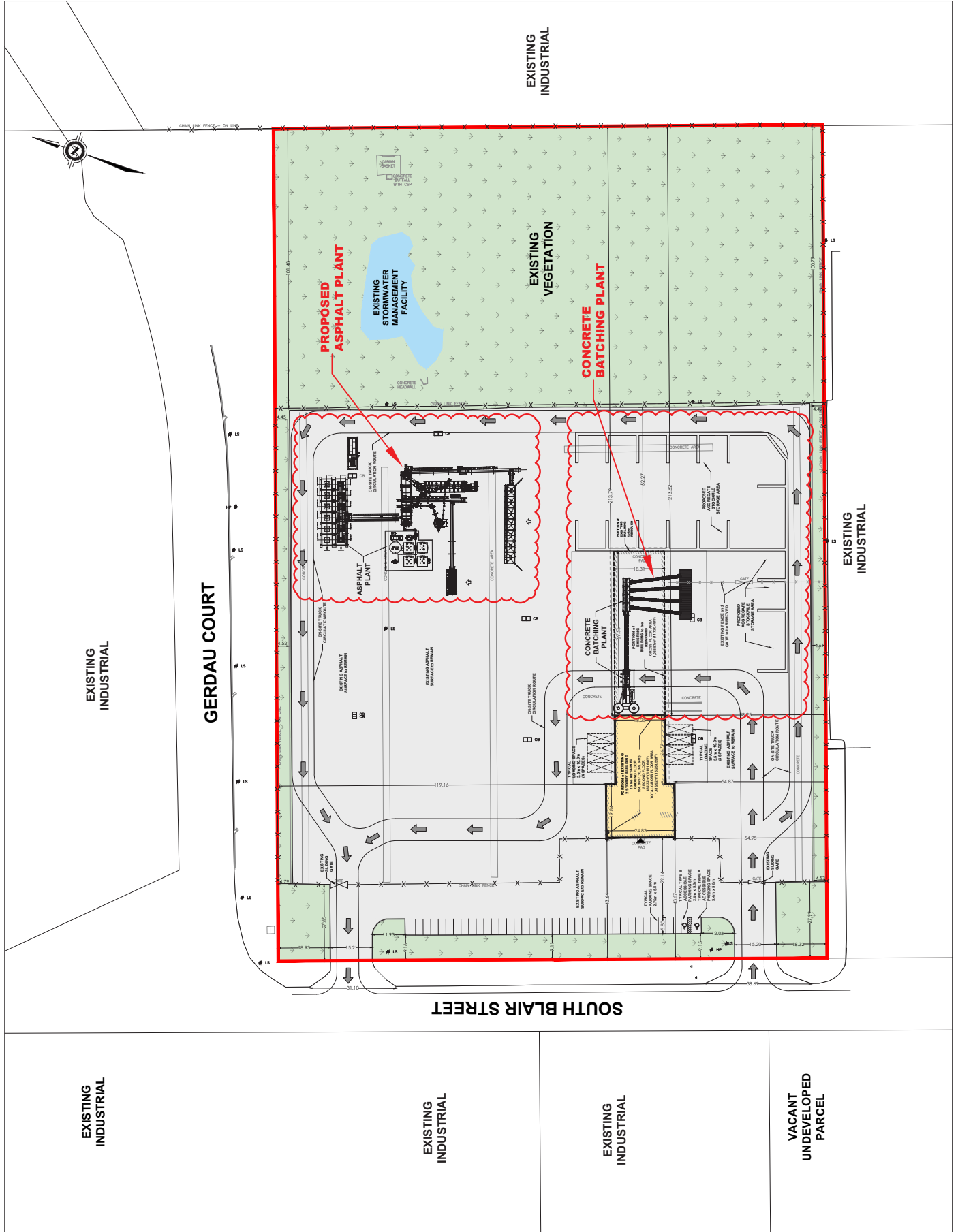
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Attachment #2 Aerial Context Map

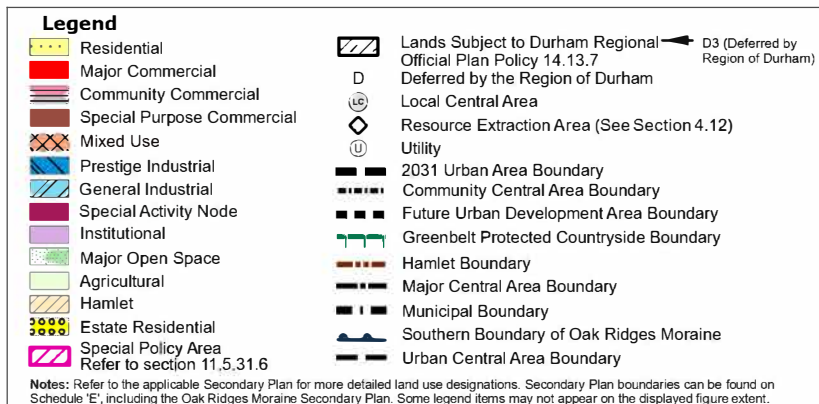
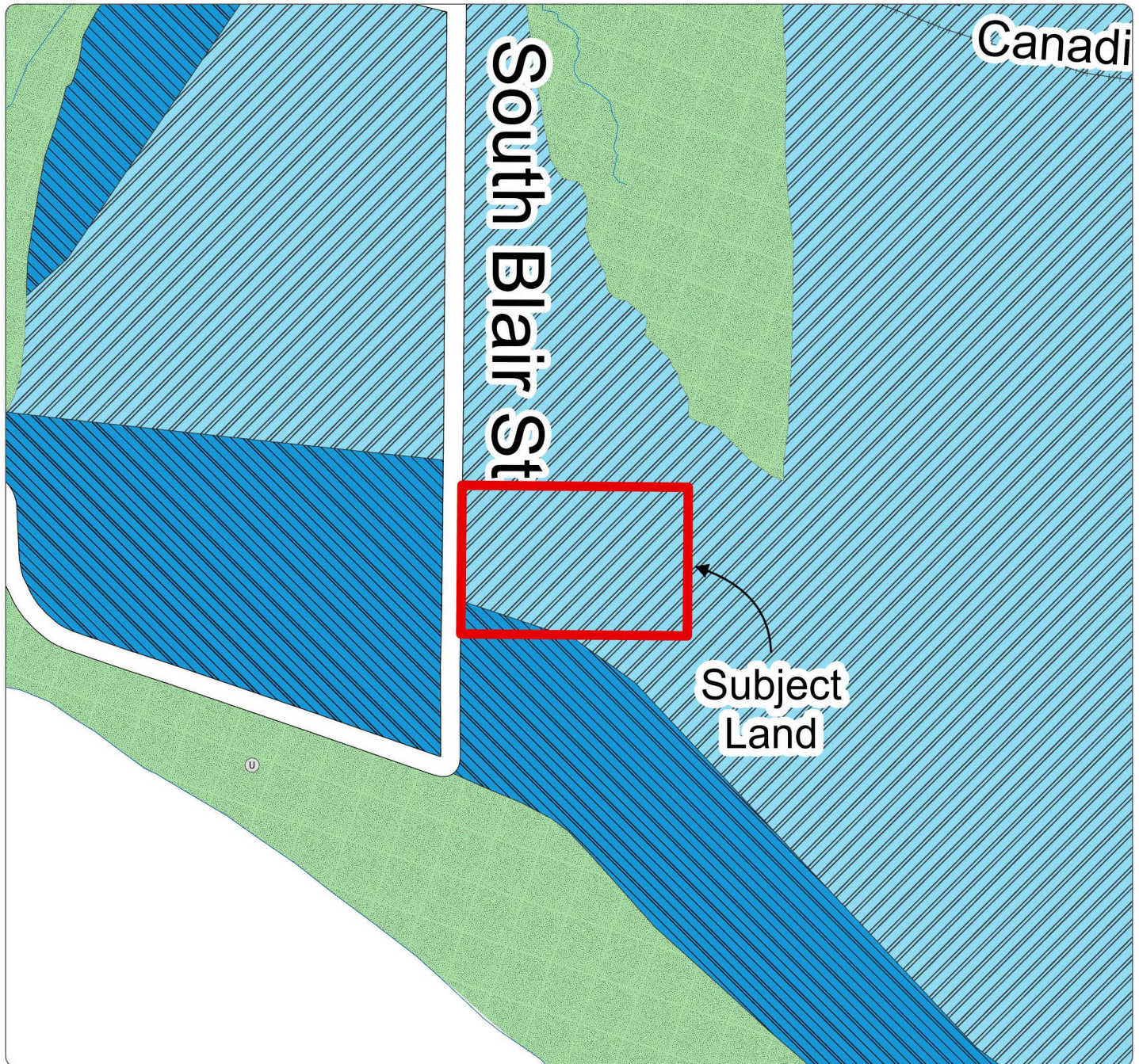


 Town of Whitby Planning and Development Department		
Proponent: GWD Ltd c/o 2534929 Ontario Inc.	File Number: DEV-05-26 (Z-02-26)	Date: April 2026
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Proponent's Proposed Concept Plan



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

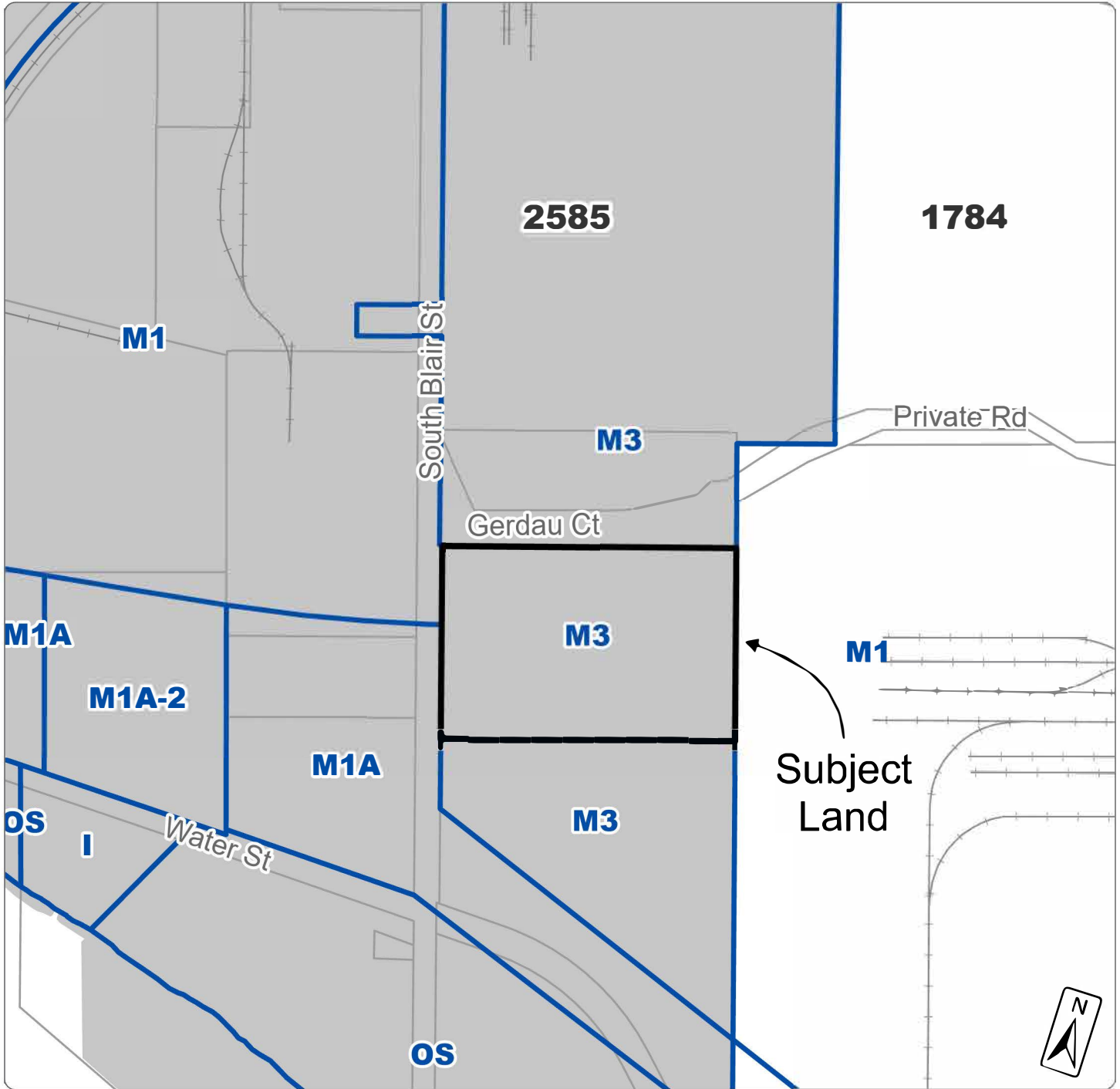



Official Plan - Town of Whitby Schedule **A**

Excerpt from Schedule 'A' Land Use

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Attachment #5
Excerpt from Zoning By-Law 2585



 Town of Whitby Planning and Development Department		
Proponent: GWD Ltd c/o 2534929 Ontario Inc.	File Number: DEV-05-26 (Z-02-26)	Date: April 2026
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Town of Whitby Public Meeting Report

whitby.ca/CouncilCalendar



Report Title: DEV-06-26: Zoning By-law Amendment Application, Halls Lake Ridge Limited Partnership, 205 Lake Ridge Road North, File No. Z-03-26

Date of meeting: April 27, 2026

Report Number: PDP 23-26

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 II, 905-444-1936

Planning Report **PDP 23-26** 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.

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1. Highlights:

- A Zoning By-law Amendment Application has been submitted by GHD on behalf of Halls Lake Ridge Limited Partnership for the land municipally known as 205 Lake Ridge Road North.

- The Zoning By-law Amendment Application proposes to change the current zoning from Agricultural (A) to an appropriate zone category to permit the proposed development of a future employment use with a floor area of approximately 5,122 square metres (55,133 square feet).

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 Lake Ridge Road North, north of Dundas Street West. The subject land is municipally known as 205 Lake Ridge Road North (refer to Attachment #1). The subject land is approximately 1.5 hectares (3.7 acres) in size.

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

- Vacant land (future industrial development) to the north;
- Vacant land (future industrial development) to the east;
- Vacant land (future industrial and commercial development) to the south; and,
- Agricultural uses to the west in the Town of Ajax (refer to Attachment #2).

3.2. Application and Proposed Development

A Zoning By-law Amendment Application has been submitted by GHD on behalf of Halls Lake Ridge Partnership to permit the proposed development of an employment-related building with a floor area of approximately 5,122 square metres (55,133 square feet) (refer to Attachment #3). Two vehicular access points are proposed along Lake Ridge Road North, one being a shared access with the adjacent property to the south. The proposed concept also includes 55 surface vehicle parking spaces and 6 rear loading docks (refer to Attachment #3). The proposed plan is conceptual in nature to demonstrate how the site could be potentially developed for industrial uses.

The Zoning By-law Amendment Application proposes to change the current zoning from Agricultural (A) to an appropriate zone category to

accommodate future development in conformity with the Prestige Industrial Designation of the Official Plan.

3.3. Documents Submitted in Support

The following documents were submitted in support of the application:

- Submission Letter, prepared by GHD, dated March 2026.
- Site Plan, prepared by GHD, dated March 2026.
- Conceptual Tertiary Site Plan, prepared by GHD, dated March 2026.
- Planning Brief, prepared by GHD, dated March 2026.

4. Discussion:

4.1. Envision Durham

The subject land is designated as Employment Areas as identified 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 (5.5.2).

4.2. Whitby Official Plan

The subject land is designated as "Prestige Industrial" on Schedule 'R' of the West Whitby Secondary Plan (refer to Attachment #4).

Prestige Industrial

Areas designated Prestige Industrial include lands in strategic locations having prime exposure to Highways 401, 407, and 412 (4.7.3.2.1).

The use of land in Prestige Industrial areas includes 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, post-secondary educational facilities, research and development facilities and incidental sales outlets within industrial buildings (4.7.3.2.2.).

4.3. Zoning By-law

The subject land is currently zoned Agricultural (A) within Zoning By-law No. 1784, which only permits a variety of agricultural and agriculture related uses (refer to Attachment #5). The (A) Zone does not permit employment related/industrial uses.

The subject land is located within the West Whitby Secondary Plan Area, therefore the site-specific by-law for the subject property will be based upon the Prestige Employment zoning provisions outlined within the West Whitby Secondary Plan Area By-law (#7168-16).

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 Lakeridge Road frontage of the subject land in accordance with the Town's notification procedures.

6. Consultation with other Departments/Sources:

The applicable agencies and departments have been circulated the application and copies of the associated supporting materials for their review and comment.

7. Conclusion:

All comments received at this statutory public meeting, as well as any subsequent written submissions, will be considered by the Planning and Development Department as part of its review and analysis of the development application. A recommendation report will be brought forward to the Committee of the Whole at such time as input from the commenting agencies, departments and the public have been received and assessed.

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

8. Attachments:

Attachment #1: Location Sketch

Attachment #2: Aerial Context Map

Attachment #3: Proponent's Proposed Concept Plan


Attachment #4: Excerpt from the Town of Whitby Secondary Plan Schedule 'R'

Attachment #5: Excerpt from Zoning By-law 1784

Attachment #1 Location Sketch

PDP 23-26



 Town of Whitby Planning and Development Department		
Proponent: Halls Lake Ridge Limited Partnership	File Number: DEV-06-26 (Z-03-26)	Date: April 2026
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Attachment #2 Aerial Context Map



 **Town of Whitby Planning and Development Department**

Proponent:
Halls Lake Ridge Limited Partnership

File Number:
DEV-06-26 (Z-03-26)

Date:
April 2026

External Data Sources:
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Attachment #3 Proponent's Proposed Concept Plan

PDP 23-26



MARCH 2, 2026 DE2-1056 A 02

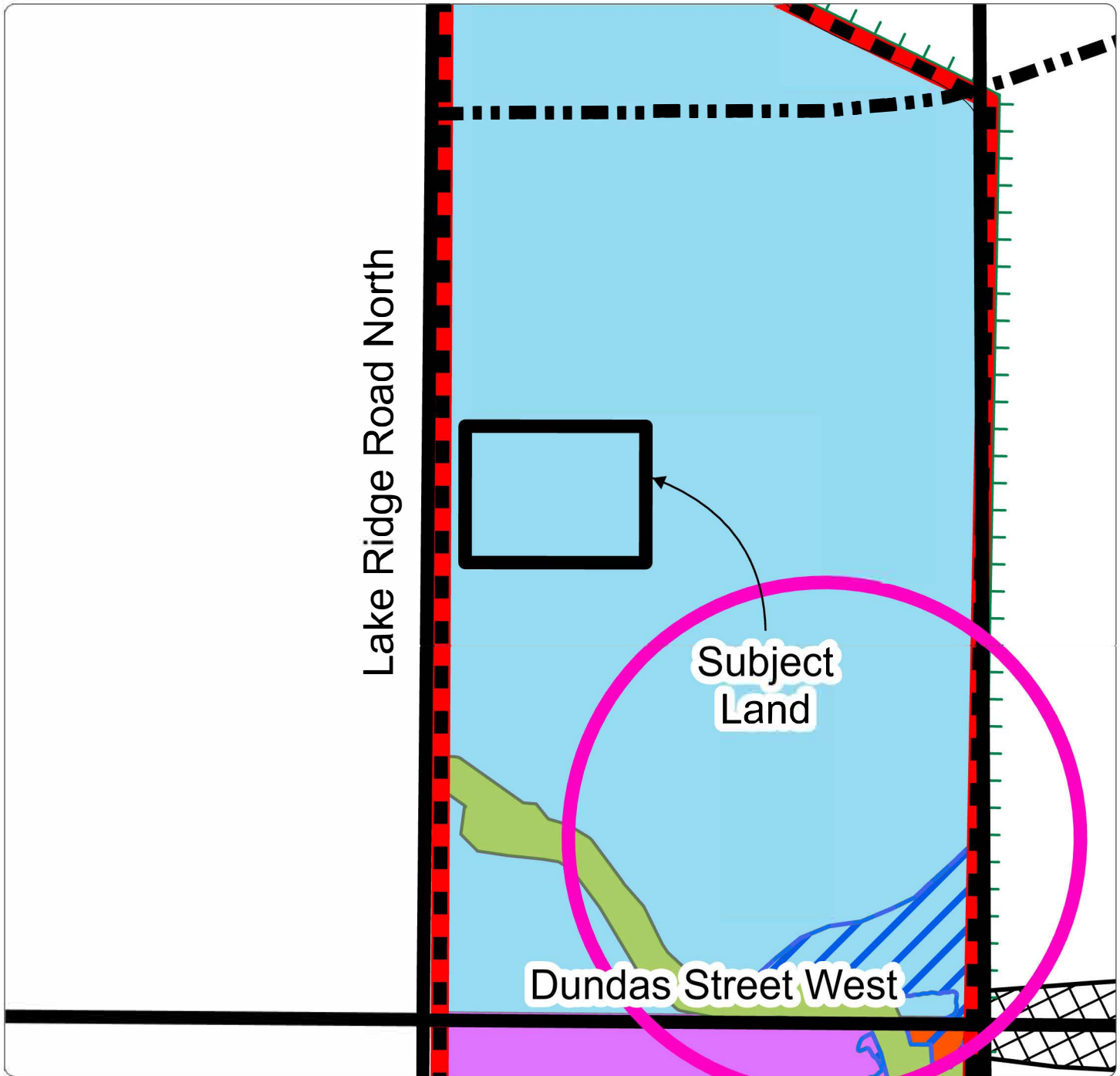
CONCEPTUAL TERTIARY SITE PLAN (R0)

INDUSTRIAL DEVELOPMENT | LAKE RIDGE RD. NORTH, WHITBY ON

BROCCOLINI

Attachment #4

Excerpt from the Town of Whitby Secondary Plan Schedule 'R'



Legend

Land Use Designations

- Prestige Industrial
- Environmental Protection Area
- Major Open Space
- Mixed Use One
- Mixed Use Two
- Special Mixed Use Two Policy Areas (Refer to Section 11.12.2.2)*
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Special Purpose Commercial
- Almond Village Special Policy Area

Boundaries

- Secondary Plan Boundary
- Greenbelt Plan Boundary
- Central Area Boundary

Transportation

- Existing Arterial Road Network
- Future Arterial Road Network
- Proposed Collector Road Network
- Railway
- West Durham Link (WDL)

Symbols and Overlays

- + Separate Elementary Schools
- + Public Elementary Schools
- + Public Secondary Schools
- DP District Park
- LP Local Park
- Flood Policy Area
- Gateway Areas

Excerpt from:
**West Whitby
Community
Secondary Plan**

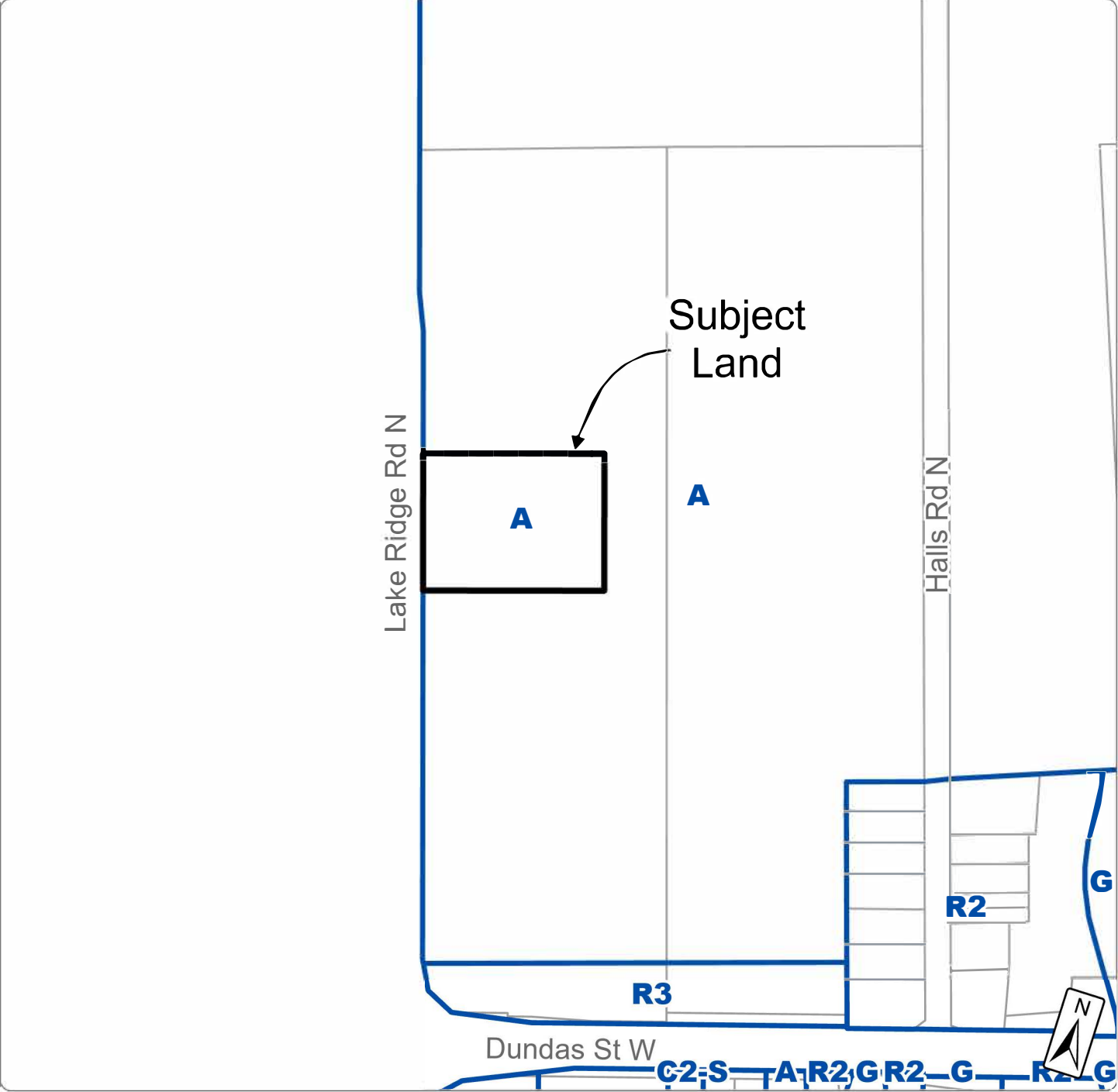
Schedule

R

Town of Whitby



Attachment #5
Excerpt from Zoning By-Law 1784



 **Town of Whitby Planning and Development Department**

Proponent: Halls Lake Ridge Limited Partnership	File Number: DEV-06-26 (Z-03-26)	Date: April 2026
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Town of Whitby Public Meeting Report

whitby.ca/CouncilCalendar



Report Title: DEV-07-26: Official Plan Amendment Application, Whitby Taunton Holdings Limited, lands at the northeast corner of Taunton Road West and Des Newman Boulevard, File No. OPA-2026-W/02

Date of meeting: April 27, 2026

Report Number: PDP 24-26

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 24-26 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:

- An application for an Official Plan Amendment has been submitted by Whitby Taunton Holdings Limited for land located at the northeast corner of Des Newman Boulevard and Taunton Road West.

- The proposal seeks to introduce a site-specific exception to reduce the minimum required building height for non-residential buildings from two storeys to one storey.
- A related Zoning By-law Amendment Application and Site Plan Application (DEV-47-25, Z-29-25, SP-25-25) has been previously submitted and is under review.

2. Purpose:

The Planning and Development Department is in receipt of an application for an Official Plan 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 at the northeast corner of Taunton Road West and Des Newman Boulevard (refer to Attachment #1). The subject land is currently part of a larger 3.33 hectare (8.22 acre) parcel of land which will be further subdivided through a future Draft Plan of Subdivision Application. The subject land, once subdivided, will be approximately 1.43 hectares (3.54 acres) in size and is currently vacant.

The subject land is surrounded by the following land uses (refer to Attachment #2):

- Newly constructed residential uses (townhouse units), a future high school block, and a district park block to the north;
- Vacant lands (future residential), a stormwater management pond, residential uses (townhouse units), and residential sales offices to the east;
- Vacant lands (future residential and commercial) and existing residential uses (townhouses) on the south side of Taunton Road West; and,
- Vacant lands (future residential) to the west.

3.2. Applications and Proposed Development

A Zoning By-law Amendment Application and Site Plan Application (DEV-47-25, Z-29-25, SP-25-25) has been submitted to the Town to facilitate the development of the site for a commercial plaza (refer to Attachment #3). The proposed commercial plaza consists of three single storey commercial buildings for a total of 2,984 square metres (32,121 square feet) of gross leasable non-residential floor space. Retail, pharmacy, restaurant, and other commercial uses are anticipated and will be further

determined as individual lease arrangements are secured. The Public Meeting for the Zoning By-law Amendment Application was held on March 2, 2026.

Through the detailed review of the Zoning By-law Amendment and Site Plan Applications, it was determined that the proposed single storey buildings (refer to Attachment #4 for an example) do not conform to the Town of Whitby Official Plan regarding minimum building height. Accordingly, Whitby Taunton Holdings Limited has submitted an Official Plan Amendment Application to introduce a site-specific exception to reduce the minimum required building height for non-residential buildings from two storeys to one storey.

3.3. Documents Submitted in Support

The following documents were submitted in support of the application:

- Concept Site Plan, prepared by Turner Fleischer Architects Inc., dated February 17, 2026; and,
- Planning Rationale Addendum, prepared by GHD, dated December 2025, Revised March 2026.

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

4. Discussion:

4.1. Envision Durham

The subject land is designated as Community Areas with the Regional Corridor overlay in the Envision Durham Official Plan. Community Areas are intended to include a full range of housing, commercial, institutional, and community uses. Regional Corridors form connections between Strategic Growth Areas and other nodes and are considered appropriate locations for higher density, mixed use development.

4.2. Whitby Official Plan

The subject land is designated as Mixed Use on Schedule A – Land Use and Special Mixed Use Two on Schedule R – West Whitby Community Secondary Plan (refer to Attachment #5), of the Town of Whitby Official Plan. The site is also partially located within an Intensification Corridor as indicated on Schedule B – Intensification of the Town of Whitby Official Plan.

Mixed Use areas are intended to accommodate a mix of residential and commercial uses in an intensive and transit supportive form of development. Mixed Use areas permit integrated mixed-use development and may include residential, office, retail, restaurant, personal service, and community and/or institutional uses.

The Mixed Use Two designation of the West Whitby Secondary Plan is intended to provide for medium density residential uses and small scale retail, personal service uses and other Local Commercial and Convenience Commercial uses.

Policy 11.8.2.2.8 requires non-residential uses to be integrated with residential uses within the Mixed Use Two designation and that single purpose commercial areas shall not be established. It is noted that the lands to the east are also part of the Special Mixed-Use Two designation and are intended to be developed for medium density residential uses.

Schedule R of the Official Plan establishes a Gateway Area in the vicinity of the subject land, generally around the Des Newman Boulevard and Taunton Road West intersection. Gateway Areas should include distinct streetscape features and public art and should be designed to contribute towards community image and identity through design and built form.

Policy 11.8.2.2.4 requires that non-residential uses achieve a minimum height of 2 storeys. An Official Plan Amendment is required in order to permit single storey buildings.

Through the Town's Official Plan Review process, Policy 11.8.2.2.4 and similar policies for other locations are proposed to be revised to remove the two storey minimum height requirement for non-residential buildings. Rather than wait for the Town's Official Plan Review process to conclude, the applicant has chosen to submit a privately initiated site specific amendment in order to advance their development proposal.

4.3. Zoning By-law

The subject land is currently zoned Holding-Mixed Use Two Special (H-MX2S) (refer to Attachment #6). A Zoning By-law Amendment is required in order to lift the Holding Provision and to further amend the performance standards in the Mixed Use Two Special Zone in order to facilitate the proposed development.

Conformity with the Town's Official Plan is required before the Zoning By-law Amendment can be further processed / advanced.

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 notice of public notice sign has been erected at each 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

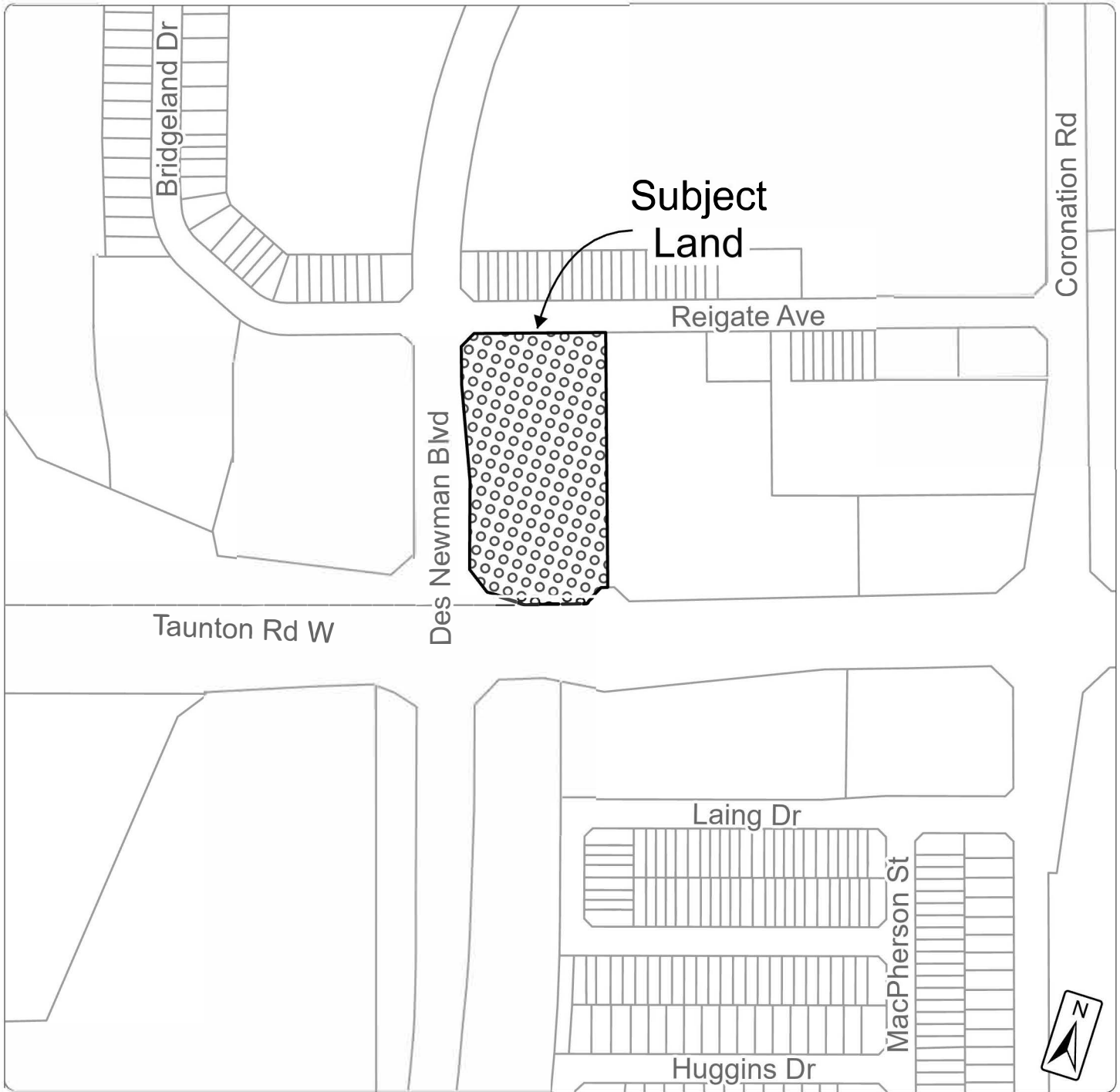
Attachment 4: Example of Building Elevation

Attachment 5: Excerpt from the West Whitby Secondary Plan Schedule R

Attachment 6: Excerpt from Zoning By-law 1784

Attachment #1 Location Sketch

PDP 24-26



Town of Whitby Planning and Development Department

Proponent:
Whitby Taunton Holdings Limited.

File Number:
DEV-07-26 (OPA-2026-W/02)

Date:
April 2026

External Data Sources:
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Attachment #2 Aerial Context Map

PDP 24-26



Town of Whitby Planning and Development Department

Proponent:
Whitby Taunton Holdings Limited.

File Number:
DEV-07-26 (OPA-2026-W/02)

Date:
April 2026

External Data Sources:
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Attachment #4 Example of Building Elevation

TURNER FLEISCHER

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Winnipeg, MB R2S 2V6
Tel: 204.786.1111
Fax: 204.786.1112
www.turnerfleischer.com

fieldgate

TURNER FLEISCHER & ASSOCIATES
CORPORATION
WINNIPEG, ON

ASSOCIATION OF ARCHITECTS

MEMBER SINCE 2000

PROJECT NO: SPA301
PROJECT DATE: 2024
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

SCALE: 1/8" = 1'-0"

DATE: [Date]

NO. 2

EXTERIOR FINISH SCHEDULE	
001	FINISH OF CURTAIN WALL SYSTEM TO MATCH EXISTING. MASONRY MARKERS, BRIDGE AND RAIL, AND ANCHOR BOLTS TO BE CONCRETE EMBEDDED IN PLACE FOR FINAL INSTALLATION.
002	MASONRY BLOCK
003	GLAZING SYSTEM TO MATCH EXISTING. GLAZING SYSTEM TO BE BLACK GLAZING SYSTEM WITH 1/2" GLAZING GASKETS AND 1/2" GLAZING GASKETS.
004	GLAZING SYSTEM TO MATCH EXISTING. GLAZING SYSTEM TO BE BLACK GLAZING SYSTEM WITH 1/2" GLAZING GASKETS AND 1/2" GLAZING GASKETS.
005	GLAZING SYSTEM TO MATCH EXISTING. GLAZING SYSTEM TO BE BLACK GLAZING SYSTEM WITH 1/2" GLAZING GASKETS AND 1/2" GLAZING GASKETS.
006	GLAZING SYSTEM TO MATCH EXISTING. GLAZING SYSTEM TO BE BLACK GLAZING SYSTEM WITH 1/2" GLAZING GASKETS AND 1/2" GLAZING GASKETS.
007	GLAZING SYSTEM TO MATCH EXISTING. GLAZING SYSTEM TO BE BLACK GLAZING SYSTEM WITH 1/2" GLAZING GASKETS AND 1/2" GLAZING GASKETS.
008	GLAZING SYSTEM TO MATCH EXISTING. GLAZING SYSTEM TO BE BLACK GLAZING SYSTEM WITH 1/2" GLAZING GASKETS AND 1/2" GLAZING GASKETS.
009	GLAZING SYSTEM TO MATCH EXISTING. GLAZING SYSTEM TO BE BLACK GLAZING SYSTEM WITH 1/2" GLAZING GASKETS AND 1/2" GLAZING GASKETS.
010	GLAZING SYSTEM TO MATCH EXISTING. GLAZING SYSTEM TO BE BLACK GLAZING SYSTEM WITH 1/2" GLAZING GASKETS AND 1/2" GLAZING GASKETS.
011	GLAZING SYSTEM TO MATCH EXISTING. GLAZING SYSTEM TO BE BLACK GLAZING SYSTEM WITH 1/2" GLAZING GASKETS AND 1/2" GLAZING GASKETS.
012	GLAZING SYSTEM TO MATCH EXISTING. GLAZING SYSTEM TO BE BLACK GLAZING SYSTEM WITH 1/2" GLAZING GASKETS AND 1/2" GLAZING GASKETS.

EAST ELEVATION

TO HIGH PARAPET 8218
TO LOW PARAPET 6280
TO STEEL 710
US OF CANOPY 3517
FFE 113

WEST ELEVATION

TO HIGH PARAPET 8218
TO LOW PARAPET 6280
TO STEEL 710
US OF CANOPY 3517
FFE 113

NORTH ELEVATION

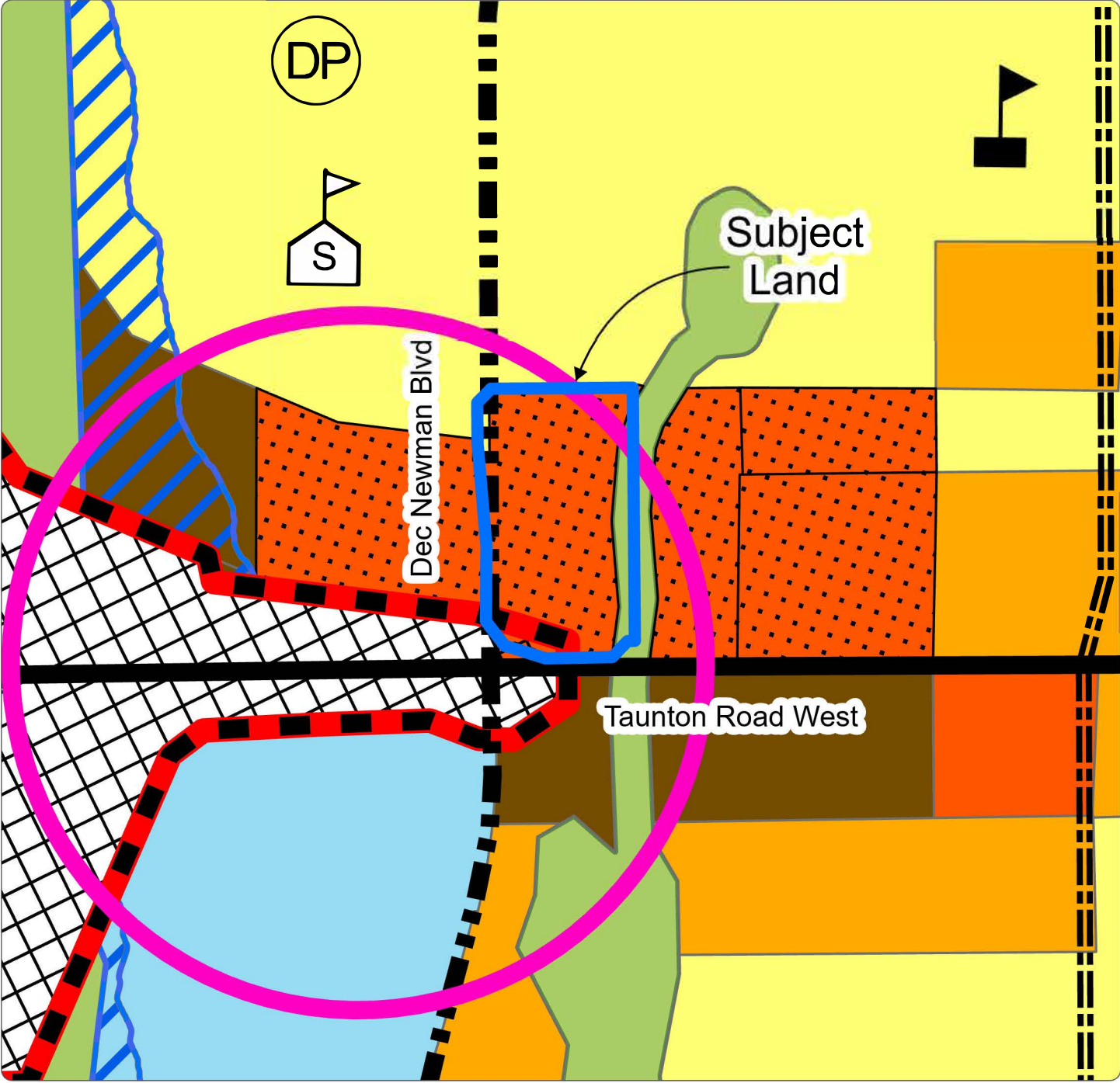
TO HIGH PARAPET 8218
TO LOW PARAPET 6280
TO STEEL 710
US OF CANOPY 3517
FFE 113

SOUTH ELEVATION

TO HIGH PARAPET 8218
TO LOW PARAPET 6280
TO STEEL 710
US OF CANOPY 3517
FFE 113

Attachment #5

Excerpt from the Town of Whitby Secondary Plan Schedule 'R'



Legend

Land Use Designations

- Prestige Industrial
- Environmental Protection Area
- Major Open Space
- Mixed Use One
- Mixed Use Two
- Special Mixed Use Two Policy Areas (Refer to Section 11.12.2.2)
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Special Purpose Commercial
- Almond Village Special Policy Area

Boundaries

- Secondary Plan Boundary
- Greenbelt Plan Boundary
- Central Area Boundary

Transportation

- Existing Arterial Road Network
- Future Arterial Road Network
- Proposed Collector Road Network
- Railway
- West Durham Link (WDL)

Symbols and Overlays

- Separate Elementary Schools
- Public Elementary Schools
- Public Secondary Schools
- District Park (DP)
- Local Park (LP)
- Flood Policy Area
- Gateway Areas

Excerpt from: **West Whitby Community Secondary Plan**

Town of Whitby

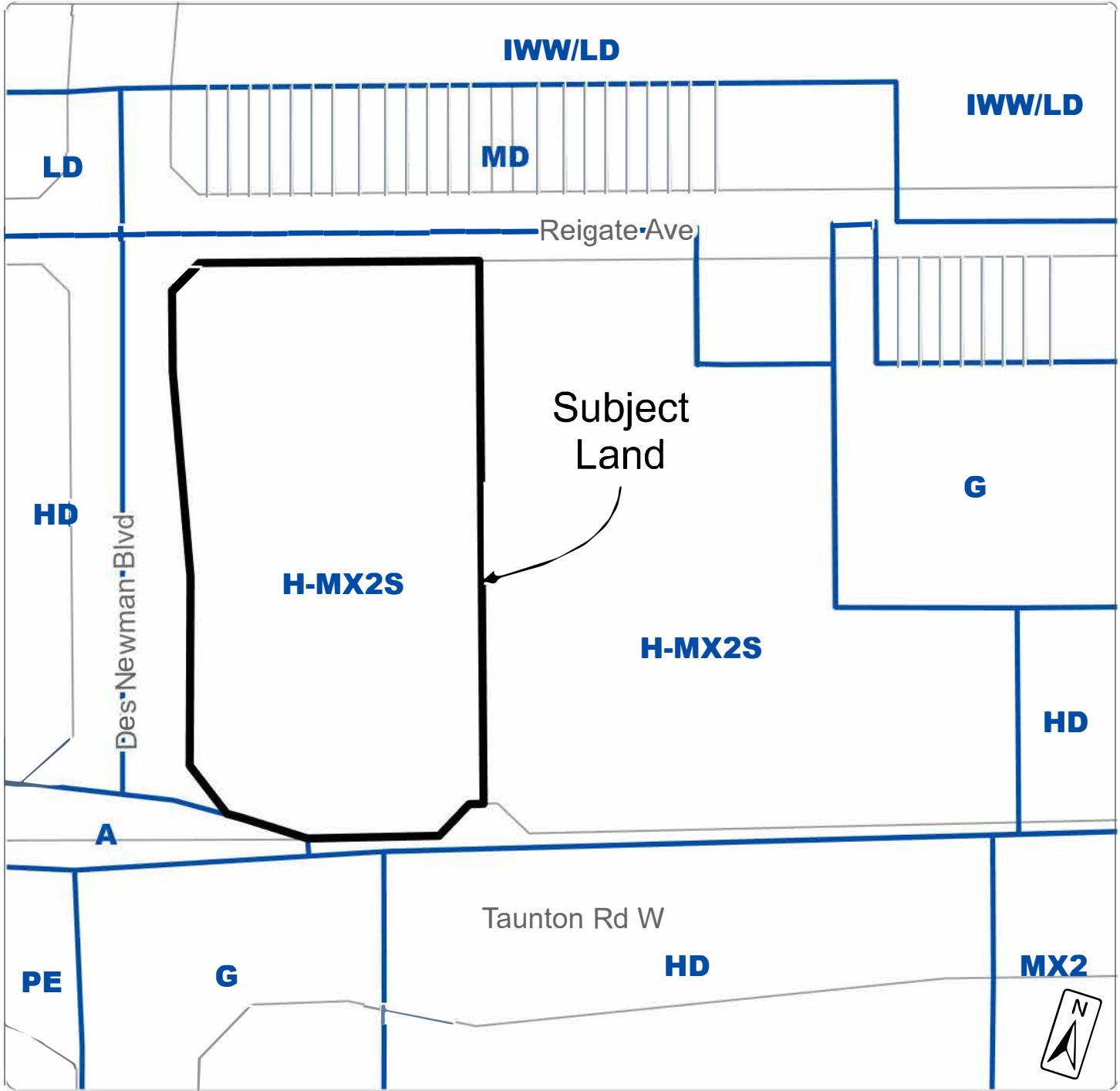
Schedule **R**


Whitby

0 20 40 80 Metres

Attachment #6
Excerpt from Zoning By-Law 1784

PDP 24-26



 Town of Whitby Planning and Development Department		
Proponent: Whitby Taunton Holdings Limited.	File Number: DEV-07-26 (OPA-2026-W/02)	Date: April 2026
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