

**Attachment #6**  
**Public Meeting Minutes**  
**DEV-24-23 (Z-08-23)**

December 06, 2023 Public Meeting

Carl Geiger, Supervisor, Development and Principal Planner, provided a PowerPoint presentation which included an overview of the application.

Scott Waterhouse and Toni Wodzicki, representing Halls-Lake Ridge Limited Partnership, provided a PowerPoint presentation which included a detailed overview of the application.

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

David Airdrie, Resident, expressed his opposition to the proposed Zoning By-law amendment application. Mr. Airdrie raised concerns regarding increased traffic, noise pollution, and the impact on the quality of life for residents in the neighbouring residential area. He commented on whether the proposed development aligns with the Town's Official Plan and stated goal of employment growth. Mr. Airdrie requested the following modifications to the proposed application be considered:

- routing truck traffic to Lakeridge Road through an exit on the north side of the property that would be shared with the existing development to the west;
- limiting the number of truck entrances;
- developing Bonacord Avenue from Halls Road to Lakeridge Road as the main thoroughfare to service the properties;
- conducting a comprehensive traffic study to measure the impact of a warehouse as opposed to other prestige industrial uses; and,
- consideration for alternative prestige industrial uses for the subject land.

Bonita O'Carroll, Resident, raised concerns regarding the increased risk of flooding into surrounding neighbourhoods due to poor drainage and the high water table of the subject land. Ms. O'Carroll requested clarification regarding the proposed grading, permitted use of a septic system, and whether future development may be permitted on surrounding green space. She raised concerns regarding the increased traffic through the surrounding residential neighbourhoods and noise pollution.

Louis Levine, Resident, noted his family history concerning a property adjacent to the subject land. Mr. Lavine requested that relevant studies and documents that have been submitted by the applicant in support of the zoning by-law amendment be made publicly available to all interested parties. He sought clarification regarding the following:

- construction of a bridge on Bonacord Avenue over the CP Rail line and Highway 412 to mitigate traffic congestion;

- the Functional Servicing and Stormwater Management Report;
- the impact on existing traffic concerns on Halls Road;
- orientation of the building and the proposed location of loading docks;
- consideration for the extension of Bonacord Avenue; and,
- the potential failure of the proposed septic system, which may cause contamination of surrounding groundwater and wetlands.

Kory Moffatt, Resident, raised concerns regarding the impact of the proposed development on the streetscape and existing traffic issues on Lakeridge Road and Halls Road. Ms. Moffatt noted the incidental waste created by warehouse facilities and the impact on wildlife. She requested clarification regarding the future intended use of undeveloped land surrounding the subject property.

Brad Oram, Resident, noted the potential impact of the proposed development on existing traffic concerns and noise pollution in the area.

Greg Jones, Resident, raised concerns regarding the noise and air pollution associated with transport truck traffic, as well as the number of loading docks in the proposed development. Mr. Jones noted the anticipated negative impact on the wellbeing and quality of life for residents. He sought clarification regarding the appropriate land use for a designated Gateway Area, and whether other prestige industrial uses may be more suitable and generate preferred employment opportunities.

John Gobby, Resident, raised concerns regarding the impact of the proposed development on traffic through residential areas and resident safety.

Panayiota Jones, Resident, provided details of the existing community landscape, community fundraising activities, quality of life, and the personal history of residents. Ms. Jones raised concerns regarding the impact on the safety and wellbeing of residents and wildlife. She noted the anticipated noise pollution from idling vehicle traffic where additional traffic signals will be installed.

Chris Hopley, Resident, raised concerns regarding the impact of the proposed development on the value of neighbouring residential properties. Mr. Hopley argued that a warehouse distribution centre will not generate desirable employment opportunities or support the Town's goal of employment growth.

Steve Foston, Resident, sought clarification regarding:

- existing industrial facilities in Whitby that generate truck traffic;
- the anticipated number of trucks travelling to and from the proposed development and at what times of the day;
- the legislated requirements for approving industrial truck traffic in residential neighbourhoods;
- requirements for approving a zoning by-law amendment application of this nature;

- the requirement for the Central Lake Ontario Conservation Authority (CLOCA) to approve the application;
- the installation of a septic system near wetlands;
- whether storage facilities are permitted on lands designated prestige industrial;
- access routes through the Town to and from the proposed development by truck traffic travelling from the east, considering there is no eastbound on-ramp to Highway 401 on Lakeridge Road;
- whether the results of the Noise Impact Study conform with the Town's Noise by-law;
- whether a Traffic Impact Study has been or will be completed;
- the proposed location of the loading docks;
- whether an Environmental Impact Study has been or will be completed;
- consideration for existing traffic concerns at the intersection of Dundas Street and Lakeridge Road; and,
- a desire to route traffic from the development to Lakeridge Road through an easement on the west side of the property that would be shared with the existing development to the west.

Scott Waterhouse, Staff, and the Chair answered questions regarding:

- matters that may be addressed during the current zoning amendment application stage and future site plan application stage;
- the Functional Servicing and Stormwater Management Report submitted for review by the applicant;
- the permitted use of a temporary septic facility to service the proposed development until the Region of Durham extends wastewater services to the subject property as part of the Dundas Street Rapid Transit project;
- requirements for the Ministry of Environment to approve the application;
- results of the Traffic Impact Study reviewed by Region of Durham and Town Staff, which indicates intersections and roadways will operate under acceptable parameters given the use and size of proposed development;
- questions and concerns that may be addressed during the site plan application stage; and,
- records submitted by the applicant that are available for public viewing.

There were no further submissions from the public.