

Town of Whitby Public Meeting Report

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Report Title: DEV-31-24: Official Plan Amendment Application, Draft Plan of Subdivision Application, and Zoning By-law Amendment Application, Anatolia Investments Corp., 975 Conlin Road and 4605 and 4625 Garrard Road, File No: DEV-31-24 (OPA-2024-W/10, SW-2024-04, Z-15-24)

Date of meeting: December 9, 2024

Report Number: PDP-61-24

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:

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Planning Report PDP 61-24 is presented for information purposes only, in accordance with the statutory public meeting requirements of the Planning Act R.S.O. 1990, c.P.13

Anyone who attends the public meeting may present an oral submission, and/or provide a written submission to the Planning and Development Department on the proposed application(s). Also, any person may make written submissions at any time before Council makes a decision.

Additional information regarding statutory public meetings under the Planning Act can be found on the [Town's website](#).

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

1. Highlights:

The Biglieri Group on behalf of Anatolia Investments Corp. has submitted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to the Town of Whitby for the lands municipally known as 975 Conlin Road, 4605 Garrard Road and 4625 Garrard Road.

The Official Plan Amendment application proposes to delete the future Type C Arterial Road (east of Garrard Road) in Schedule D – Transportation and Schedule P – Taunton North Community Secondary Plan.

The Draft Plan of Subdivision application proposes to create various blocks consisting of two (2) employment blocks, two (2) open space blocks, and three (3) road widening blocks.

The Zoning By-law Amendment Application proposes to change the current zone category from an Agricultural Zone (A) to appropriate zone categories to permit the proposed development of industrial warehouses.

The applicant has also submitted a Site Plan Application which will be processed through the Commissioner of Planning and Development. The Site Plan materials will provide more detail on the proposed site layout including grading and servicing, lighting, landscaping and details of the building design.

2. Purpose:

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

3. Background:

3.1. Site and Area Description

The subject lands are located at the southeast corner of Conlin Road and Garrard Road, municipally known as 975 Conlin Road, 4605 Garrard Road, and 4625 Garrard Road (refer to Attachment #1). The Subject Site has a site area of 42.39 hectares.

The surrounding land uses include:

- An Amazon distribution centre to the north;
- A new industrial warehouse and the Region of Durham recycling and waste facility to the west;
- A self storage facility and open space within the City of Oshawa to the east;

- Commercial uses along Taunton Road to the south; and,
- Existing residential dwellings located at 4785 and 4725 Garrard Road that are surrounded by the subject lands.

The property at 4625 Garrard Road is currently vacant. The properties at 975 Conlin Road and 4605 Garrard Road are currently being used for agricultural purposes (refer to Attachment #2).

3.2. Applications and Proposed Development

An Official Plan Amendment application has been submitted to delete the future Type C Arterial Road (east of Garrard Road) in Schedule D – Transportation, Schedule P – Taunton North Community Secondary Plan, and associated text in the Town’s Official Plan.

A Draft Plan of Subdivision application has been submitted to create various blocks consisting of two (2) employment blocks, two (2) open space blocks, and three (3) road widening blocks (refer to Attachment #3).

A Zoning By-law Amendment Application has been submitted to change the current zone category from Agricultural (A) to appropriate zone categories to permit the proposed development of industrial warehouses.

3.3. Documents Submitted in Support

The applications were submitted with the following supporting documents:

- Draft Plan of Subdivision, prepared by The Biglieri Group Ltd., dated September 19, 2024 (Refer to Attachment #3);
- Planning Addendum Letter (including Weston Consulting Planning Justification Report as an Appendix), prepared by The Biglieri Group Ltd., dated September 27, 2024;
- Draft Official Plan Amendment, prepared by The Biglieri Group Ltd., dated September 27, 2024;
- Draft Zoning By-law Amendment, prepared by The Biglieri Group Ltd., dated September 27, 2024;
- Sustainability Rationale Report, prepared by The Biglieri Group Ltd., dated September 27, 2024;
- Whitby Green Standard – for DPS and SPA, prepared by The Biglieri Group Ltd., dated September 27, 2024;
- Architectural Drawing Package, including the conceptual Site Plan prepared by Powers Brown Architecture, dated September 18, 2024 (Refer to Attachment #4 and #5);
- Civil Drawing Package, prepared by WSP, dated September 6, 2024;

- Functional Servicing Report, prepared by WSP, dated September 6, 2024;
- Stormwater Management Report, prepared by WSP, dated September 6, 2024;
- Hydrogeological Assessment and Water Balance Study, prepared by WSP, dated June 3, 2024;
- Geotechnical Investigation Report, prepared by WSP, dated April 22, 2024;
- Environmental Impact Study, prepared by Beacon Environmental, dated March 2023;
- EIS Addendum Letter, prepared by Dillon Consulting Limited, dated September 20, 2024;
- Arborist Reports and Tree Preservation Plans, prepared by Dillon Consulting Limited, dated 2023/2024;
- Landscape Package, prepared by Dillon Consulting Limited, dated September 20, 2024;
- Storm Ponds Drawings Package, prepared by Dillon Consulting Limited, dated September 20, 2024;
- Wetland Drawings Package, prepared by Dillon Consulting Limited, dated September 20, 2024;
- Compensation Area Drawings Package, prepared by Dillon Consulting Limited, dated September 20, 2024;
- Traffic Impact Study (TIS), and Addendum prepared by TYLin, dated April 2023 and September 25, 2024;
- Pavement Marking and Signage Plan, prepared by TYLin, dated September 2024;
- Vehicle Maneuvering Drawings, prepared by TYLin, dated September 2024;
- Garrard Road Southbound Left-Turn Lane Design, prepared by TYLin, dated September 2024;
- Proposed Arterial Deletion Memo, prepared by TYLin, dated September 25, 2024;
- Lighting and Photometrics Plan, prepared by Design Works Engineering, dated September 11, 2024;
- Electrical Brief, prepared by Design Works Engineering, dated February 18, 2024;

- Mechanical Brief, prepared by Design Works Engineering, dated February 18, 2024;
- Energy Performance Study, prepared by Design Works Engineering, dated September 12, 2024;
- Construction Vibration Zone of Influence Study & Monitoring Plan, prepared by Aercoustics, dated September 12, 2023;
- Noise Impact Study, prepared by Aercoustics, dated September 24, 2024;
- Electrical Site Plan, prepared by Lapas Engineering, dated September 23, 2024;
- Stage 1 & 2 Archaeological Assessment, prepared by The Archaeologists Inc., dated July 17, 2022;
- Letter to Oshawa Executive Airport, prepared by Anatolia Investments Inc., dated September 24, 2024;
- Urban Design Brief, prepared by Weston Consulting, dated April 2023;
- Aeronautical Impact Assessment, prepared by WSP, dated June 13, 2023;
- Water Well Survey Summary, and Sampling Results, prepared by WSP, dated February 27, 2023;
- Plan of Survey and Topography, prepared by WSP, dated August 13, 2024;
- Phase 1 ESA, prepared by WSP, dated August 1, 2022;
- Phase 2 ESA, prepared by WSP, dated October 2022; and
- ESA Reliance Letter, prepared by WSP, dated July 7, 2023.

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

4. Discussion:

4.1. Region of Durham Official Plan

The subject lands are designated as Employment Areas and Major Open Space Areas on Map 1. Regional Structure of the Regional Official Plan (ROP). Employment Areas are intended for manufacturing, warehousing, storage, assembly and processing. Employment Areas are typically situated along or near major transportation corridors with separation and buffering from adjacent Community Areas. Major Open Space Areas are intended for environmental protection and conservation, while allowing for a range of agricultural uses and recreational uses, where appropriate.

A Type C Arterial Road is identified on Map C2 that would connect from Thickson Road North in Whitby to Stevenson Road North in Oshawa. An Amendment to the ROP would also be required, and City of Oshawa has requested that a ROPA be initiated.

4.2. Whitby Official Plan

The subject lands are designated as General Industrial on Schedule A – Land Use (refer to Attachment #6) and Schedule P – Taunton North Community Secondary Plan (refer to Attachment #7). Lands designated as General Industrial permit the manufacturing, processing, assembly, servicing, storing of goods and raw materials, warehousing, and uses for similar and related purposes such as utility yards and functions, and transportation terminals (4.7.3.1.1).

Small portions of the property near the eastern and southern limits are designated Natural Hazards and Natural Heritage System on Schedule C – Environment Management and Environmental Protection/Conservation Land (refer to Attachment #7). Development is generally prohibited within the Natural Heritage System (Section 5.3.7.4) or Natural Hazards (Section 5.3.10.4). The boundaries of a Natural Hazard designation are to be determined through an Environmental Impact Study, in consultation with the Conservation Authority.

Schedule D – Transportation of the Whitby Official Plan identifies an east-west arterial road on the subject lands, south of Conlin Road, north of Taunton Road East, which would connect Thickson Road in Whitby to Stevenson Road in Oshawa (refer to Attachment #8).

4.3. Zoning By-law

The subject land is currently zoned Agricultural (A) under Zoning By-law 1784 (Refer to Attachment #9). The A Zone would not permit the proposed industrial warehouse use.

5. Communication and Public Engagement:

Due to the Canada Post strike the notice of the statutory public meeting was hand delivered to all property owners within 120 metres of the subject land at least 20 days prior to the meeting date. In addition the public notice has been posted on the Town's website at <https://www.whitby.ca/en/town-hall/participation-at-public-meetings.aspx>. Furthermore, a public notice sign has been erected on the Conlin and Garrard Road frontages of the subject land in accordance with the Town's notification procedures.

6. Consultation with other Departments/Sources:

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

7. Conclusion:

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

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

8. Attachments:

- Attachment #1 Location Sketch
- Attachment #2 Aerial Context Map
- Attachment #3 Proponent's Proposed Draft Plan of Subdivision
- Attachment #4 Proponent's Proposed Concept Plan
- Attachment #5 Proponent's Proposed Building Elevations
- Attachment #6 Excerpt from Official Plan – Schedule A – Land Use
- Attachment #7 Excerpt from Official Plan – Schedule P – Taunton North Community Secondary Plan
- Attachment #8 Excerpt from Official Plan – Schedule D – Transportation
- Attachment #9 Excerpt from Zoning By-law No. 1784