

Town of Whitby Public Meeting Report

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Report Title: **DEV-42-24: Official Plan Amendment and Zoning By-law Amendment Applications, Coronation Properties Inc., 5900 Coronation Road, File No. OPA-2024-W/11, Z-22-24**

Date of meeting: February 10, 2025

Report Number: **PDP 09-25**

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:

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Planning Report PDP 09-25 is presented for information purposes only, in accordance with the statutory public meeting requirements of the Planning Act R.S.O. 1990, c.P.13.

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

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

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

1. Highlights:

- An Official Plan Amendment Application to amend the Envision Durham/Town of Whitby Official Plan, and a Zoning By-law Amendment Application to amend Zoning By-law 1784 have been submitted by the Biglieri Group on behalf of Coronation Properties Inc, for the lands located south of Winchester Road West, on the west side of Coronation Road, municipally addressed as 5900 Coronation Road.
- The proposed applications would facilitate the development of a concrete batching plant, a masonry recycling transfer station and accessory soil and gravel depot on the subject land.
- If approved, the proponent will be required to submit a Site Plan application at a later date.

2. Purpose:

The purpose of this report is to present information related to the Official Plan Amendment and Zoning By-law Amendment applications at a statutory public meeting, as required by the Ontario Planning Act.

3. Background:

3.1. Site and Area Description

The subject land is municipally known as 5900 Coronation Road and is situated on the south side of Winchester Road West, on the west side of Coronation Road and is approximately 8.53 hectares (21.06 acres) in size (refer to Attachment 1).

The subject land is currently occupied by a vacant detached dwelling and several accessory buildings. The land includes a pond adjacent to the rear lot line, and a smaller pond located along its frontage. The property is predominantly vacant/clear of any vegetation, save and except for vegetation situated around its perimeter (refer to Attachment 2).

The subject land is associated with a former aggregate pit on the east side of Coronation Road (Hess Pit) and has been used historically as an aggregate storage area and contractors' yard.

The subject land is surrounded by: an existing residential land use to the north (owned by the applicant); open space to the south; a woodlot/valley lands, vehicle storage lot (MTO property) and future golf course to the east; and open space/stormwater management pond associated with Highway 412 to the west (refer to Attachment 2).

3.2. Applications and Proposed Development

The proposed development is to include a concrete batching plant, a masonry recycling transfer station and accessory soil and gravel depot on the subject land (refer to Attachment 3).

The purpose of the proposed Official Plan Amendment is to permit the proposed use within the Major Open Space land use designation.

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

If approved, the proponent will be required to submit a Site Plan application at a later date.

3.3. Documents Submitted in Support

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

- A Planning Rationale Report prepared by The Biglieri Group Ltd. dated November 2024;
- A Concept Site Plan prepared by The Biglieri Group Ltd. dated November 2024 (refer to Attachment 3);
- A Functional Servicing Report and Stormwater Management Plan prepared by Schaeffers Consulting Engineers, dated November 22, 2024;
- An Erosion and Sediment Control Plan prepared by Schaeffers Consulting Engineers, dated November 22, 2024;
- A Grading and Site Servicing Plan prepared by Schaeffers Consulting Engineers, dated November 22, 2024;
- An Environmental Impact Statement prepared by Palmer, dated November 1, 2024;
- A Phase I & II Environmental Site Assessment prepared by Palmer, dated November 1, 2024;
- A Hydrogeological Report prepared by Palmer, dated November 1, 2024;
- A Geotechnical Report prepared by Palmer, dated November 1, 2024;
- A Preliminary Sewage System Design and Grading Plan prepared by Gunnell Engineering, dated October 23, 2024;

- A Land Use Compatibility Report and Peer Review Memo prepared by SONAIR Environmental, dated October 28, 2024;
- A Traffic Impact Study prepared by C.F. Crozier & Associates Inc., dated December 2022;
- A Stage 1-2 Archaeological Assessment prepared by Archeoworks Inc., dated August 2021;
- A Tree Inventory/Preservation Plan and Report prepared by Kuntz Forestry Consulting Inc., dated July 2021 (Revised November 2022);
- A Concept Landscape Plan prepared by Landscape Planning Limited, dated November 21, 2024; and
- An Agricultural Impact Assessment and Peer Review Response Memo, prepared by Clark Consulting Services, dated January 2024.

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

4. Discussion:

4.1. Provincial Planning Policies

The subject land is located within the Prime Agricultural Area within the Province's mapping and is also located within the Protected Countryside and Natural Heritage System of the Greenbelt Plan. In accordance with Section 3.1 of the Greenbelt Plan, the agricultural land base is comprised of prime agricultural areas, including specialty crop areas, and rural lands.

Non-agricultural uses may be permitted in prime agricultural areas subject to the policies of sections 4.1 of the Greenbelt Plan. These uses are generally discouraged in prime agricultural areas and may only be permitted after the completion of an agricultural impact assessment.

In accordance with S 3.1.4 of the Greenbelt Plan, the land is also identified as being rural in nature. Rural lands support and provide the primary locations for a range of recreational, tourism, institutional (including cemetery) and may also support resource based commercial/ industrial uses.

4.2. Whitby Official Plan

Envision Durham Official Plan

The subject land is located within the following land use designations of the Envision Durham Official Plan :

- Major Open Space (Map 1 – refer to Attachment 4);

- Regional Natural Heritage System (Map 2 – refer to Attachment 5); and,
- Secondary – Sand and Gravel Resource Area (Map 4 – refer to Attachment 6).

The predominant use of land within the Major Open Space Area designation is environmental protection and conservation, while also allowing for a range of agricultural uses, agriculture-related uses, on-farm diversified uses, and recreational uses, where appropriate. Consideration may be given to non-agricultural uses within Major Open Space Areas, subject to meeting criteria noted within Section 7.1.9 and Section 7.1.11 of the Envision Durham Official Plan.

In addition to the above, Section 6.7 of Envision Durham encourages mineral aggregate resource conservation, including through the use of accessory aggregate recycling facilities, where feasible.

Town of Whitby Official Plan

With regards to the Town of Whitby Official Plan, the subject land is located within the following land use designations:

- Greenbelt Protected Countryside (Map 1 – Urban Structure – refer to Attachment 7);
- Major Open Space (Schedule A – Land Use – refer to Attachment 8);
- Greenbelt Natural Heritage System (Schedule C – Environmental Management – refer to Attachment 9);
- Former Lake Iroquois Beach (Schedule C – refer to Attachment 9);
- High Potential Aggregate Resource Area (Appendix 1 – Technical Mapping of Environmental Elements I – refer to Attachment 10); and,
- Significant Groundwater Recharge Area (Appendix 2 – Water Resources – refer to Attachment 11).

In accordance with Section 4.12.2.13 of the Town of Whitby Official Plan, aggregate-related industrial uses such as ready- mix concrete plants, aggregate transfer stations, and other similar uses shall require an amendment to the Official Plan and the Zoning By-law.

Applications for aggregate-related industrial uses shall be accompanied by the necessary studies and assessments identified in Section 6.7 of the Envision Durham Official Plan. In particular, consideration shall be given to the adequacy and suitability of access to appropriate roads, including the impact of the resulting truck traffic upon the public road network. Such uses shall be adequately buffered through setbacks, screening, and landscaping to protect adjacent land uses and shall meet the industrial pollution control and other applicable standards of the Ministry of the Environment, Conservation and Parks.

An Official Plan Amendment (Envision Durham and Town of Whitby Official Plan) is required to permit the proposed use on the subject land.

4.3. Zoning By-law

The subject land is zoned Agricultural (A) within the Town of Whitby Zoning By-law 1784, which permits a variety of agricultural and agricultural related uses, but does not permit a batching plant, a masonry recycling transfer station and accessory soil and gravel depot on the subject land. (refer to Attachment 12).

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

4.4. Future Application

If approved, a future Site Plan application will be required to consider the site details and implement the proposed development.

5. Communication and Public Engagement:

Notice of the statutory public meeting was mailed to all property owners within 120 metres of the subject land at least 20 days prior to the meeting date. Furthermore, a public notice sign has been erected along the Coronation Road frontage of the subject land in accordance with the Town's notification procedures.

6. Consultation with other Departments/Sources:

The applicable agencies and departments have been circulated the 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 Envision Durham Official Plan Map '1' – Regional Structure
- Attachment #5 Excerpt from Envision Durham Official Plan Map '2' – Greenland System
- Attachment #6 Excerpt from Envision Durham Official Plan Map '4' – Aggregate Resources
- Attachment #7 Excerpt from Town of Whitby Official Plan Map '1' – Municipal Structure
- Attachment #8 Excerpt from Town of Whitby Official Plan Schedule 'A' – Land Use
- Attachment #9 Excerpt from Town of Whitby Official Plan Schedule 'C' – Environmental Management
- Attachment #10 Excerpt from Town of Whitby Official Plan Appendix '1' – Technical Mapping of Environmental Elements
- Attachment #11 Excerpt from Town of Whitby Official Plan Appendix '2' – Water Resources
- Attachment #12 Excerpt from Zoning By-law 1784