

Town of Whitby Public Meeting Report

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Report Title: **DEV-19-25: Zoning By-law Amendment Application,
RWD Thickson Road Limited, 5385 Thickson Road
North, File No. Z-12-25**

Date of meeting: June 16, 2025

Report Number: **PDP 32-25**

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 32-25 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 RWD Thickson Limited for land municipally known as 5385 Thickson Road North.
- The proposal is to rezone the subject land from Agricultural Zone to Prestige Industrial Zone.

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 eastern side of Thickson Road North, approximately 250 m south of Highway 407 and 60 m north of the future mid-block arterial road (refer to Attachment #1). The subject property is 3.98 hectares (9.83 ac) in size and is presently vacant. A single detached farm dwelling was located on the property and has been demolished. Pringle Creek runs through the southeast portion of the subject land.

The surrounding land uses include:

- A retail nursery (OGS Landscape) to the north;
- agricultural and woodland (future industrial) to the east;
- vacant land (future mid-block arterial road and future industrial) and a commercial use (Barnes Memorial Funeral Home) to the south; and,
- agricultural (future industrial) and a stormwater management pond to the west (refer to Attachment #2).

3.2. Application and Proposed Development

A Zoning By-law Amendment Application has been submitted by RWD Thickson Road Limited to change the existing zoning from Agricultural (A) in By-law 1784, to Prestige Industrial Zone. A portion of the rear of the property is proposed to be rezoned to recognize the natural heritage features and natural hazards on the subject land.

The concept plan provided by the applicant includes three industrial warehouse buildings with a total of 12,114 m² (130,397 ft²) of floorspace (refer to Attachment #3).

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

3.3. Documents Submitted in Support

The following documents were submitted in support of the application:

- A Site Plan, prepared by Ware Malcomb, dated February 2025.
- A Planning Rationale Report, prepared by Ianhall Planning Ltd., dated March 2025.
- A Functional Servicing and Stormwater Management Report, prepared by Ware Malcomb, dated May 2025.
- A Sub-Area Study, prepared by Candevcon East Ltd., dated March 2025.
- A Hydrogeological Report, prepared by exp Services Inc., dated December 2016.
- A Geotechnical Report, prepared by Sola Engineering, dated May 2025.
- An Environmental Impact Study, prepared by Dillon Consulting, dated March 2025.
- Phase I&II Environmental Site Assessments, prepared by Rubicon Environmental Ltd., dated October 2019.
- A Site Screening Questionnaire, prepared by Rubicon Environmental Ltd., dated April 2025.
- Stage 1&2 Archeological Assessments, prepared by AS&G Archeological Consulting, dated November 2023.
- A Notice of Entry into the Ontario Public Register of Archeological Reports, from the Ministry of Citizenship and Multiculturalism, dated December 2023.

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

4. Discussion:

4.1. Envision Durham

The subject land is designated as an “Employment Area” in the Envision Durham Official Plan. Permitted uses within Employment Areas include

primary employment generating uses such as manufacturing, warehousing, transportation, and limited supportive uses including associated retail and ancillary facilities.

4.2. Whitby Official Plan

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

Prestige Industrial Areas are intended to support a broad range of employment uses, including light industrial in enclosed buildings, offices, research and development facilities, commercial and technical schools. Warehouses may also be permitted subject to the following criteria:

- 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.

Secondary uses are also permitted subject to maximum floor areas, including limited personal service, restaurants, and financial institutions.

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.

Similarly, the subject land is designated “Prestige Industrial Area” and “Natural Heritage System” with a Natural Hazard overlay in the Brooklin Community Secondary Plan (BCSP) (refer to Attachment #5). Policies for the Prestige Industrial Area designation in the BCSP defer to the parent OP as summarized above.

Lands designated Natural Heritage System are comprised of an interconnected system of key natural heritage and hydrologic features and are to be retained and enhanced wherever possible. The exact boundary of the Natural Heritage System is to be determined through and Environmental Impact Study (11.4.25.3).

4.3. Zoning By-law

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