

Town of Whitby Public Meeting Report

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Report Title: **DEV-22-25: Zoning By-law Amendment Application,
GHD Limited on behalf of Garrard Limited Partnership,
5305 & 5365 Garrard Road, File No. Z-13-25**

Date of meeting: June 16, 2025

Report Number: **PDP 40-25**

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 40-25 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:

- A Zoning By-law Amendment Application has been submitted by GHD on behalf of Garrard Limited Partnership for the land municipally known as 5305 & 5365 Garrard Road.
- The Zoning By-law Amendment Application proposes to change the current zoning from Agricultural (A) Zone to appropriate zone categories to permit the proposed development of a single-storey industrial warehouse building with associated office space.

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 Garrard Road, north of Conlin Road. The subject land is municipally known as 5305 & 5365 Garrard Road (refer to Attachment #1). The subject land is approximately 9.8 hectares in size (24 acres). Approximately 8.8 hectares is proposed to be developed, with the remaining lands to be utilized for wetland conservation and a stormwater management pond.

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

- Lands to the north include a residential use fronting Garrard Road and vacant, proposed industrial uses;
- Lands to the east include residential homes fronting Roselawn Avenue in the City of Oshawa;
- The future Mid-Block Arterial Road and existing Amazon Warehouse are located to the south; and,
- Lands to the west are vacant, proposed future industrial uses.

3.2. Application and Proposed Development

A Zoning By-law Amendment Application has been submitted by GHD on behalf of Garrard Limited Partnership to develop a single-storey industrial warehouse with 29,800 m² (320,765 ft²) of floorspace (refer to Attachment #3).

The Zoning By-law Amendment Application proposes to change the current zoning from (A) Agricultural Zone, (MI-3) Prestige Industrial – Exception 3, and (G) Greenbelt within Zoning By-law No. 1784, to appropriate zone categories to accommodate the proposed development.

A future Site Plan Application will be required.

3.3. Documents Submitted in Support

The following documents were submitted in support of the application:

- Survey Plan, prepared by J.D Barnes Limited, dated April 2023.
- Site Plan, prepared by Broccolini, dated March 2025.
- Functional Servicing and Stormwater Management Report, prepared by MTE Consultants, dated February 2025.
- Civil Engineering Package, prepared by MTE Consultants, dated February 2025.
- Grading and Drainage Plan, prepared by MTE Consultants, dated February 2025.
- Hydrogeological Report, prepared by MTE Consultants, dated July 2023.
- Geotechnical Investigation Report, prepared by MTE Consultants, dated September 2023.
- Tree Inventory, Preservation and Protection Plan, prepared by Arcadis, dated December 2024.
- Arborist Report, prepared by Arcadis, dated December 2024.
- Traffic Impact Study, prepared by GHD, dated February 2024.
- Archaeological Assessment prepared by Lincoln Environmental Consulting, dated March 2025.

The above information has 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 Employment Areas on Map 1 – Regional Structure in Envision Durham Official Plan. Employment Areas are intended to provide attractive and suitable locations for uses such as manufacturing, warehousing, storage, assembly, and processing (5.5).

4.2. Whitby Official Plan

The subject land is designated “General Industrial” and “Natural Heritage System” on Schedule ‘J’ – Brooklin Community Secondary Plan (refer to Attachment #4)

Prestige Industrial

The predominant use of land designated as General Industrial is 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).

Natural Heritage System

The Natural Heritage System is comprised of an interconnected system of key natural heritage and hydrologic features (5.3.7.1). The extent and exact location of the component natural heritage and hydrologic features of the Natural Heritage System are to be determined through appropriate environmental studies and in consultation with the local conservation authority (5.3.7.3).

4.3. Zoning By-law

The subject land is currently zoned (A) Agricultural Zone, (MI-3) Prestige Industrial – Exception 3, and (G) Greenbelt within Zoning By-law No. 1784 (refer to Attachment #5). The current zoning does not permit the proposed use. Therefore, a Zoning By-law Amendment is required to permit the proposed development.

As the subject land is located within the Brooklin Secondary Plan Area, the site-specific By-law for the subject property will be premised upon applicable zoning provisions outlined within the Brooklin Community Secondary Plan Area By-law (# 7959-23).

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 Garrard 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 Brooklin Community Secondary Plan Schedule 'J'

Attachment #5 Excerpt from Zoning By-law 1784