

Town of Whitby Public Meeting Report

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Report Title: **DEV-14-25: Draft Plan of Subdivision and Zoning By-law Amendment Applications, Mykinder Holding Corporation, 7245 Cedarbrook Trail, File Nos. SW-2025-01 and Z-07-25**

Date of meeting: June 16, 2025

Report Number: **PDP 35-25**

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:

J. Taylor, Director of Planning, 905-444-
2908

L. Riviere-Doersam, Project Manager,
905-444-2895

Planning Report PDP 35-25 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:

- GHD, on behalf of Mykinder Holding Corporation, has submitted Draft Plan of Subdivision and Zoning By-law Amendment applications for land municipally known as 7245 Cedarbrook Trail.
- The Draft Plan of Subdivision proposes the development of 33 single-detached units, 1 block for 7 townhouse units, a stormwater management pond and a road.
- The Zoning By-law Amendment application proposes to change the current zoning from Agricultural (A) to various zones to implement the Draft Plan of Subdivision.

2. Purpose:

The Planning and Development Department is in receipt of applications for a Draft Plan of Subdivision and Zoning By-law Amendment 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 land is located on the north side of Columbus Road West, east of Cedarbrook Trail (refer to Attachment #1). The subject land is approximately 24.7 ha (61 acres). Due to the site being partially located within the Provincial Greenbelt Plan Area, development is only proposed for 5.03 ha (12.4 acres) of the subject land.

The subject land is currently vacant. The central area of the site is vegetated and includes a tributary of Lynde Creek. The Trans-Canada Pipeline bisects the property from east to west. The surrounding land uses include:

- Vegetated and rural-residential lands to the north located within the Provincial Greenbelt Plan Area;
- Agricultural land to the west, which is subject to a draft plan of subdivision application;
- Agricultural land to the east, which is subject to a draft-approved plan of subdivision; and
- Residential land and Open Space associated with the Lynde Creek Tributary to the south (refer to Attachment #2).

3.2. Applications and Proposed Development

The Draft Plan of Subdivision application proposes the development of 33 single-detached units, 1 block for 7 townhouse units, a stormwater management pond and a road (refer to Attachment #3).

The Zoning By-law Amendment application proposes to change the current zoning from Agricultural (A) to various zones to implement the Draft Plan of Subdivision.

3.3. Documents Submitted in Support

The following documents were submitted in support of the applications:

- Draft Plan of Subdivision prepared by GHD dated February 2025 (refer to Attachment #3);
- Planning Rationale Report prepared by GHD dated February 2025;
- Functional Servicing and Stormwater Management Report prepared by SCS Consulting dated February 2025;
- Environmental Impact Study prepared by Beacon Environmental dated February 2025;
- Traffic Impact Assessment prepared by BA Consulting Group Ltd. dated April 2024;
- Sub-Area Study prepared by SCS Consulting Group dated July 2023;
- Sustainability Report and Green Standards Checklist prepared by GHD dated June 2024;
- Noise Study prepared by YCA Engineering dated May 2024;
- Letter from Mykinder Holding Corporation, accepting the Stormwater Management Facility on their lands;
- Slope Stability Report prepared by B.I.G. Consulting Inc. dated June 2023;
- Geotechnical Investigation Report prepared by Soil Engineers Limited, dated August 2023;
- Hydrogeological Assessment prepared by Soil Engineers Limited dated March 2024;
- Hydrogeological Investigation Memo pertaining to the Stormwater Management facility prepared by B.I.G. Consulting Inc. dated June 2023;
- Stage 1 - 2 Archaeological Assessment prepared by Stantec dated July 15, 2024;

- Phase 1 Environmental Site Assessment prepared by Soil Engineers Limited dated June 27, 2024; and
- Active Transportation Component Plan, prepared by SCS Consulting Group Ltd., February 2025 (refer to Attachment #4).

4. Discussion:

4.1. Greenbelt Plan, 2017

The majority of the subject land, including the area proposed for the stormwater management pond, is located within land designated as “Protected Countryside” within the “Natural Heritage System” overlay in the Provincial Greenbelt Plan.

The infrastructure policies of the Greenbelt Plan state that all existing, expanded or new infrastructure is permitted within the Protected Countryside provided it meets one of the following two objectives:

- a) It supports agriculture, recreation and tourism, Towns/Villages and Hamlets, resource use or the rural economic activity that exists and is permitted within the Greenbelt;
- b) It serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban centres and between these centres and Ontario’s borders (4.2.1).

The Greenbelt Plan further states that stormwater management facilities are prohibited in key natural heritage features, key hydrologic features and their associated vegetation protection zones. Additionally, within those portions of the Protected Countryside that define the major river valleys that connect the Oak Ridges Moraine to Lake Ontario, naturalized stormwater management systems may be permitted within the vegetation protection zone of a significant valleyland, provided they are located a minimum of 30 metres from the river or stream, and they are located outside of the vegetation protection zone of any other key natural heritage feature or key hydrologic feature (4.2.3.3).

4.2. Whitby Official Plan

Envision Durham Official Plan

The area of the proposed residential development is designated as “Community Areas” and the area proposed for the stormwater management pond is designated as “Major Open Space” in the Envision Durham Official Plan.

Community Areas are intended to develop as complete communities, providing a range of housing, transportation and lifestyle choices, and creating opportunities for residents to live, shop, work and access services and amenities within their community (5.4).

The predominant use of land within Major Open Space Areas 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 (7.1.6).

Development or site alteration within Major Open Space Areas and/or the Greenbelt Natural Heritage System must demonstrate that:

- a) there will be no negative impacts on key natural heritage features or key hydrologic features or their functions;
- b) connectivity between key natural heritage features or key hydrologic features located within 240 metres of each other is maintained, or where possible, enhanced;
- c) the removal of natural features not identified as key natural heritage features or key hydrologic features is avoided and such features are incorporated into the planning and design of the proposed use, wherever possible;
- d) the disturbed area of any site does not exceed 25% and the impervious surface does not exceed 10% of the total developable area, except for major recreational uses and aggregate extraction areas. The use of low impact development, such as permeable pavers and grassed swales is encouraged to achieve this requirement (7.1.9).

Whitby Official Plan

The subject land is located within the Brooklin Community Secondary Plan Area. The subject land is designated as “Low Density Residential”, “Medium Density Residential”, “Natural Heritage System” and “Natural Hazard” on Schedule ‘J’, Brooklin Community Secondary Plan of the Town of Whitby Official Plan (refer to Attachment #5).

Lands designated Low Density Residential are primarily intended for single, semi-detached and duplex dwellings not exceeding 3-storeys in height, at a density of 25 to 35 units per net hectare (11.4.9.5)

Lands designated Medium Density Residential are intended to provide increased densities along arterial and collector roads, to support future transit and active transportation, and to function as a transition in density and intensity of uses between Low Density Residential Areas and higher density mixed-use and commercial areas.

Medium Density Residential areas permit street and block townhouses, small apartments and other forms of multiple residential dwellings not exceeding 4 storeys in height. Within the Intensification Corridor along Columbus Road, the minimum density shall be 50 units per net hectare and the maximum density shall be 80 units per net hectare (11.4.10.4).

The Natural Heritage System designation is comprised of an interconnected system of key natural heritage and hydrologic features. The extent and exact location of the natural heritage and hydrologic features of the Natural Heritage System are to be determined through appropriate environmental studies (11.4.25.2).

Lands designated Natural Hazard include areas that are unstable, prone to flooding conditions, poor soils, steep slopes, and erosion hazards (5.3.10.1).

4.3. Zoning By-law

The subject land is currently zoned Agricultural (A) within Zoning By-law 1784 (refer to Attachment #6) which permits a variety of agricultural and agricultural related uses but does not permit the proposed uses.

A Zoning By-law Amendment is required to rezone the subject land to appropriate categories to implement the proposed Draft Plan of Subdivision.

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 west and south side 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 Active Transportation Component Plan

Attachment #5: Excerpt from Brooklin Community Secondary Plan Schedule 'J'

Attachment #6: Excerpt from Zoning By-law 1784