

# Town of Whitby Public Meeting Report

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**Report Title:**     **DEV-09-25: Zoning By-law Amendment Application,  
625 Conlin Ltd., 625 Conlin Road, File No. Z-05-25**

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**Date of meeting:**     June 16, 2025

**Report Number:**     **PDP 34-25**

**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 34-25 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](http://whitby.ca).

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.

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## 1. Highlights:

- A Zoning By-law Amendment Application has been submitted by MHBC Planning on behalf of 625 Conlin Ltd. for land municipally known as 625 Conlin Road.
- The Zoning By-law Amendment Application proposes to change the current zoning from Agricultural (A) to Restricted Industrial (M1) with site specific exemptions to permit industrial uses, including: a hydro-vac operation; contractor's yard; processing and outside storage of soil, aggregate, concrete and asphalt products; a ready-mix concrete batch plant; and accessory sales, service and office uses. Also proposed is a holding (H) provision that would be removed when the appropriate documentation has been provided, including an Environmental Compliance Approval from the Ministry of Environment, Conservation and Parks.

## 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 south side of Conlin Road, west of Thickson Road North and east of Anderson Street (refer to Attachment #1). The subject land is approximately 4.95 ha (12.23 acres) in size.

The subject land currently contains an existing 2-storey house that is used as an office, storage ponds for the hydro-vac facility, and outside storage of soil, aggregate, concrete and asphalt products. The surrounding land uses include:

- Agricultural land (future industrial) to the north;
- A hydro corridor to the immediate west and agricultural land (future residential, subject to applications for draft plans of subdivision);
- Industrial/storage uses to the south; and
- Industrial uses to the east that are connected to the subject lands by internal routes for trucks (refer to Attachment #2).

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### **3.2. Application and Proposed Development**

A Zoning By-law Amendment Application has been submitted by MHBC Planning on behalf of 625 Conlin Ltd. to change the current zoning from Agricultural (A) to Restricted Industrial (M1) with site specific exemptions to permit industrial uses, including: a hydro-vac operation; contractor's yard; processing and outside storage of soil, aggregate, concrete and asphalt products; a ready-mix concrete batch plant; and accessory sales, service and office uses (refer to Attachment #3).

A holding (H) provision is also proposed that would be removed when appropriate documentation has been provided, including an Environmental Compliance Approval from the Ministry of Environment, Conservation and Parks.

### **3.3. Documents Submitted in Support**

The following documents were submitted in support of the application:

- Concept Site Plan, prepared by MHBC Planning, dated January 2025;
- Survey Plan, prepared by IBW Surveyors, dated September 2023;
- Topographic Survey, prepared by IBW Surveyors, dated September 2023;
- Geotechnical Investigation, prepared by Fisher Engineering, dated March 2024;
- Hydrogeological Investigation, prepared by Fisher Engineering, dated March 2024;
- Land Use Compatibility Report, prepared by RWDI, dated September 2023;
- Natural Heritage Review, prepared by Tarandus Associates Limited, dated April 2024;
- Noise Impact Study, prepared by Aeroustics, dated October 2023;
- Phase One Environmental Site Assessment, prepared by Sirati & Partners, dated September 2023;
- Planning Justification Report, prepared by MHBC Planning, dated January 2025;
- Site Grading and Servicing Plan, prepared by Urbanworks, dated February 2024; and
- Stormwater Management Brief, prepared by Urbanworks, dated February 2024.

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

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## **4. Discussion:**

### **4.1. Whitby Official Plan**

#### **Envision Durham Official Plan**

The subject land is designated “Employment Areas” on Map 1 of the Envision Durham Official Plan. Employment Areas are locations for primary employment generating uses such as manufacturing, assembly, processing, generation, freight and transportation, warehousing, storage, major facilities and similar uses that require access to highway, rail, shipping facilities and/or separation from sensitive land uses.

#### **Whitby Official Plan**

The subject land is located within the Taunton North Community Secondary Plan Area. The subject land is designated as “General Industrial” per Schedule ‘L’, Taunton North Community Secondary Plan, of the Town of Whitby Official Plan (refer to Attachment #4).

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. Truck, equipment and machinery service shops, building and contracting yards, commercial self-storage facilities, and landscape industry uses are permitted on lands designated as General Industrial (4.7.3.1.1).

Areas designated as General Industrial shall also permit accessory sales and service and office components of industrial operations, provided that they are smaller in scale and subordinate to the primary use, are located on the same lot as the primary use, have no detrimental impact on adjacent uses, and the floor space limits and any other specific requirements are included in the Zoning By-law (4.7.3.1.3).

General Industrial uses shall comply with all government health and environmental standards and guidelines so as to cause no adverse effects as a result of the emission of smoke, noise, odours, or any other form of pollution and shall be designed, buffered, and separated from sensitive land uses (4.7.3.5).

Waste disposal facilities involving the processing and/or transfer of waste may be permitted within the General Industrial designation as an accessory use to a permitted primary use, subject to Provincial approvals under the Environmental Protection Act (5.3.12.1).

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#### **4.2. Zoning By-law**

The subject land is currently zoned Agricultural (A) within Zoning By-law 1784, which permits a variety of agricultural and agricultural related uses but does not permit the proposed industrial uses (refer to Attachment #5).

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

#### **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 north 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 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 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 the Taunton North Community Secondary Plan Schedule 'L'

Attachment #5: Excerpt from Zoning By-law 1784