

Town of Whitby Public Meeting Report

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Report Title: **DEV-04-25: Official Plan Amendment and Zoning By-law Amendment Applications, 1942259 Ontario Limited, 5290 Garrard Road, File No. OPA-2025-W/01 and Z-03-25**

Date of meeting: June 16, 2025

Report Number: **PDP 33-25**

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 33-25 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.

1. Highlights:

- Municipal Solutions, on behalf of 1942259 Ontario Limited, has submitted Official Plan Amendment and Zoning By-law Amendment applications for land municipally known as 5290 Garrard Road.
- The Official Plan Amendment application proposes to redesignate the southern portion of the subject property from Prestige Industrial to General Industrial. It also seeks to adjust the boundaries of the Major Open Space and Natural Heritage System designations, as well as modify the boundary of the Natural Hazards overlay on the subject lands.
- The Zoning By-law Amendment application proposes to rezone the subject lands from Agricultural (A) to General Industrial.

2. Purpose:

The Planning and Development Department is in receipt of applications for Official Plan Amendment 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 west side of Garrard Road, approximately 300 metres north of Conlin Road (refer to Attachment #1). The subject land is approximately 27.5 hectares (68 acres) in size and is currently vacant. Surrounding land uses include:

- To the north: agricultural uses, a high-voltage hydro transmission corridor, and Highway 407;
- To the east: agricultural and rural residential (future industrial) uses, and an industrial warehouse (Amazon);
- To the west: agricultural uses, a single detached dwelling, a property maintenance business, and a funeral home; and
- To the south: agricultural uses, an industrial warehouse, and the Durham Works Department yard (refer to Attachment #2).

3.2. Applications and Proposed Development

The Official Plan Amendment application proposes to change the land use designation on the southern portion of the subject property from Prestige Industrial to General Industrial and adjust the boundaries of the Major Open Space and Natural Heritage System designations on the subject lands. The Official Plan Amendment application also seeks to adjust the boundary of the Natural Hazards overlay on the subject lands.

The Zoning By-law Amendment application proposes to rezone a portion of the subject lands from Agricultural (A) to General Industrial.

At this time, no specific development concept has been proposed. Any future development on the subject lands will be required to proceed through separate planning processes, including Draft Plan of Subdivision and/or Site Plan Approval applications, as applicable.

3.3. Documents Submitted in Support

The applications were submitted with the following supporting documents:

- Planning Rationale Report, prepared by Planfarm Inc., dated January 7, 2025, which indicates that the proposed amendments are consistent with the Provincial Policy Statement, 2024, and support Official Plan conformity with updated provincial planning direction by protecting traditional employment uses (such as manufacturing, warehousing, and logistics) within Employment Areas;
- Environmental Impact Study, prepared by SCS Consulting Ltd., dated December 2024, which indicates that the proposed applications could proceed with minimal environmental impact, provided recommended mitigation measures are implemented to protect and enhance natural features;
- Stormwater Management Report, prepared by D.G. Biddle & Associates dated December 2, 2024, which indicates that stormwater for the proposed development can be managed through extended detention wet ponds, Low Impact Development techniques, and a conventional storm sewer system, ensuring water quality protection for Pringle Creek and attenuation of post-development flows to pre-development levels;
- A Concept Stormwater Management (Grading & Drainage) Plan, prepared by D.G. Biddle & Associates dated December 2024;
- A Boundary Survey, prepared by IBW Surveyors dated September 13, 2024;
- A Topographic Survey, prepared by IBW Surveyors dated September 13, 2024;
- A Site Screening Questionnaire and Memo (Contaminant Management Plan), prepared by Cambium Inc. dated November 4, 2024, which concluded that there is no indication of significant environmental concern on the site and that no further environmental investigation is required at this time; and

- A Stage 1-2 Archaeological Assessment, prepared by Earthworks Archaeological Services Inc. dated October 8, 2024, which indicates that no archaeological resources were found on the site and no further assessment is required, subject to confirmation by the Ministry of Citizenship and Multiculturalism.

4. Discussion:

4.1. Envision Durham

The subject land is designated as “Employment Areas” in the Envision Durham Official Plan. Employment Areas are typically situated along or near major transportation corridors with separation and buffering from adjacent Community Areas. Employment Areas are primarily intended for uses such as manufacturing, warehousing, storage, assembly and processing (5.5). Envision Durham also indicates a future Type B Arterial on the subject land.

4.2. Whitby Official Plan

The subject land is designated General Industrial, Prestige Industrial, and Major Open Space on Schedule A - Land Use (refer to Attachment #3). Schedule C – Environmental Management identifies Natural Heritage System, Natural Hazards and Former Iroquois Beach on the subject land (refer to Attachment #4). The subject land is also designated as Prestige Industrial, General Industrial, Natural Heritage System, and Natural Hazards on Schedule J - Brooklin Community Secondary Plan, which also identifies a future Arterial Road (refer to Attachment #5).

Lands designated as General Industrial permit 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).

Lands designated Prestige Industrial are intended to provide light industrial uses within enclosed buildings, professional, corporate, and industrial oriented office buildings, major office uses within Business Parks, data processing centres, commercial or technical schools, postsecondary educational facilities, research and development facilities, and incidental sales outlets within industrial buildings, provided such floor space is identified in the Zoning By-law and is compatible with adjacent land uses (4.7.3.2.2).

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 component 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 (11.4.26.1).

The applicant is seeking to redesignate the southern portion of the subject property from Prestige Industrial to General Industrial, and to adjust the boundaries of the Major Open Space and Natural Heritage System, and Natural Hazards. No specific development is proposed at this time.

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 General Industrial uses.

The proposed Zoning By-law Amendment is requested in order to permit future General Industrial uses and reflect the adjusted boundaries of the Natural Heritage System and Natural Hazards.

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 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 Excerpt from the Town of Whitby Official Plan Schedule A – Land Use
- Attachment #4 Excerpt from the Town of Whitby Official Plan Schedule C – Environmental Management
- Attachment #5 Excerpt from the Brooklin Community Secondary Plan Schedule 'J'
- Attachment #6 Excerpt from Zoning By-law No. 1784