



Town of Whitby

By-law # 8215-25

Zoning By-law Amendment

Being a by-law to amend By-law #1784, as amended, being the Zoning By-law for the Town of Whitby.

Whereas, the Council of The Corporation of the Town of Whitby now deems it advisable to amend By-law #1784;

Now therefore, the Council of The Corporation of the Town of Whitby hereby enacts as follows:

1. General

- 1.1. Schedule "B" to By-law #1784 is hereby amended by changing the zoning from "A" to M1-5 and G-11 for the Subject Land shown on Schedule "A-1" attached to and forming part of this By-law amendment.
- 1.2. That Section 8(c) - Restricted Industrial Zone – Exceptions to By-law #1784, as amended, is hereby further amended by adding thereto the following Exception:

Exception 5: M1-5

961 & 975 Conlin Road, 4605 & 4625 Garrard Road

1. Defined Area

The lands located south of Conlin Road and east of Garrard Road and zoned M1-5 shall be subject to the provisions as hereinafter contained. Matters not specifically dealt with in this By-law amendment shall be governed by the relevant provisions of By-law #1784.

2. Uses Permitted

Notwithstanding the uses permitted in the M1 Zone, in any M1-5 Zone, the following additional uses shall be permitted:

- warehouse distribution facility
- warehouse facility

3. Zone Provisions

Notwithstanding any zone provisions of this By-law to the contrary, in any M1-5 Zone the following provisions shall apply:

- | | | |
|-----|-------------------------------|------|
| (a) | Height of Building
Maximum | 15 m |
|-----|-------------------------------|------|

(b) Roof Top Appurtenances

Maximum height of any roof top appurtenances such as an elevator penthouse, mechanical room, stair tower, roof top access room and any architectural features shall not exceed 6 metres.

(c) Parking

(i) Number of Parking Spaces

Use or Purpose	Minimum Number of Parking Spaces Required (per building)
<ul style="list-style-type: none">• Warehouse Distribution Facility• Warehouse Facility	1 parking space per 50m ² of gross floor area up to 2800 m ² plus 1 additional parking space per 250m ² of gross floor area of the building in excess of 2,800m ² .

(ii) Location of Parking Spaces

Any parking area and parking spaces are permitted in all yards.

(iii) Driveway Width

Minimum 12m

Provided however that the maximum width for a driveway intended primarily for a truck access to the site shall be 26m.

(d) Outside Storage

Notwithstanding the Industrial Uses Permitted in subsection 8(a)(i), accessory outside storage including any outside storage of vehicles including commercial vehicles and motor vehicles and any trailers shall be permitted in the rear yard and in the interior side yard provided that such outside storage is not readily visible from the streetline.

4. Zone Provisions That Do Not Apply

The following provisions shall not apply to the lands zoned M1-5 by this By-law amendment:

4A 4.5 Aisle Width Serving a Parking Area of a Non-Residential Use

4(g) Sight Triangles

4(m) Ten Percent 10% of Every Lot

4(w) Satellite Dishes

- 1.3. Subsection 10(d) Greenbelt (G) Zone – Exception to By-law #1784, as amended, is hereby further amended by adding the following Exception:

Exception 11 – (G-11)

961 Conlin Road, 975 Conlin Road & 4605 Garrard Road

1. Defined Area

The lands located south of Conlin Road and east of Garrard Road and zoned G-11 shall be subject to the provisions as hereinafter contained. Matters not specifically dealt with in this By-law amendment shall be governed by the relevant provisions of By-law #1784.

2. Uses Permitted

Notwithstanding the uses permitted in the Greenbelt (G) Zone in any G-11 Zone only the following uses shall be permitted:

- passive recreational use that does not involve the erection of any buildings or structures and that preserves and conserves the natural environment, soil, topography, and wildlife of the land.

- 1.4. By-law 8215-25 shall not come into force and effect until Amendment #145 to the Town of Whitby Official Plan has received final approval.

By-law read and passed this 23rd day of June, 2025.

Elizabeth Roy, Mayor

Christopher Harris, Town Clerk

Schedule A-1

To By-law # 8215-25

This is Schedule A-1 to By-law # 8215-25 passed by the

Council of the Town of Whitby this 23rd day of June, 2025.

Clerk

Mayor

