



Town of Whitby

Public Meeting Report

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Report Title: **DEV-30-25: Temporary Use Zoning By-law Amendment Application, Rita Shepard and Durwin Oram, 1320 Brawley Road West and 8100, 8200 and 8300 Coronation Road, File No. Z-16-25**

Date of meeting: September 8, 2025

Report Number: **PDP 43-25**

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**

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Planning Report PDP 43-25 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 Temporary Use Zoning By-law Amendment has been submitted by Rita Shepard and Durwin Oram for 1320 Brawley Road West and 8100, 8200, 8300 Coronation Road.

- The Temporary Use Zoning By-law Amendment proposes to permit a Seasonal Outdoor Commercial Event (Halloween Walk) on the subject land.

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 north side of Brawley Road West, east of the Coronation Road unopened road allowance (refer to Attachment #1). It is municipally known as 1320 Brawley Road West and 8100, 8200, 8300 Coronation Road and is approximately 16.33 hectares (40.34 acres) in size.

The surrounding land uses include:

- Agriculture to the north, east and west; and
- a golf course to the south (refer to Attachment #2).

3.2. Application and Proposed Development

The Temporary Use Zoning By-law Amendment Application has been submitted by Rita Shepard and Durwin Oram to permit a Seasonal Outdoor Commercial Event (Halloween Walk) from October 1st to November 3rd.

The Halloween Walk is proposed to be held on all four (4) properties. Parking is proposed to be provided at 8200 and 8300 Coronation Road with two (2) accessible parking spots.

The applicant is proposing to have assigned staff to manage traffic flow and ensure that no guests park on Coronation Road and Brawley Road West. This will allow for the emergency access route to be available at all times.

3.3. Documents Submitted in Support

A proposed Sketch and Fire Evacuation Plan was submitted in support of the application (refer to Attachment #3). This information has been distributed to relevant internal departments and external agencies for review and comment.

4. Discussion:

4.1. Whitby Official Plan

The subject land is designated “Major Open Space” and “Agricultural” on Schedule A – Land Use of the Town of Whitby Official Plan (refer to Attachment #4).

The subject land is also located within the Natural Heritage System (NHS) and Greenbelt Area, with portions of the site located within Natural Hazard lands as identified in Schedule ‘C’ of the Town of Whitby Official Plan (refer to Attachment #5). Development is not permitted within the NHS and should not encroach onto the Natural Hazards.

Agricultural uses, agriculture-related uses, and on-farm diversified uses are permitted on lands designated as Major Open Space in accordance with the relevant provisions of Section 4.10. In addition, the establishment of major recreational uses, commercial kennels, small-scale landscape industry uses, and non-farm related home industries may be considered subject to the provisions of Sections 4.9.3.10 to 4.9.3.17, as applicable.

Permitted uses in areas designated as Agricultural include agricultural uses, agriculture-related uses, and on-farm diversified uses. In the Agricultural designation, all types, sizes, and intensities of agricultural uses and normal farm practices are permitted (4.10.3.2).

A Seasonal Outdoor Commercial Event use is not permitted in the Major Open Space nor Agricultural designation. However, as outlined within Section 10.1.9.1 of the Town’s Official Plan, Council may pass a by-law to permit the temporary use of land(s), building(s), or structure(s), for any purpose which is otherwise prohibited by the Zoning By-law, without an amendment to this Plan for a period of up to three years.

Upon the expiry of the time period authorized by the Temporary Use By-law, the use of land, buildings, or structures that were permitted under such By-law shall cease to exist and cannot be considered as non-conforming uses (10.1.9.6).

4.2. Zoning By-law

The subject land is currently zoned Agricultural (A) within Zoning By-law No. 1784 (refer to Attachment #6). The Agricultural Zone does not permit the use of Seasonal Outdoor Commercial Events. Therefore, a Temporary Use Zoning By-law Amendment is required to permit the proposed use for a period of up to three years, in accordance with Section 10.1.9.1 of the Official Plan.

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 Brawley Road West 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 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 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 the Town of Whitby Official Plan – Schedule A

Attachment #5: Excerpt from the Town of Whitby Official Plan – Schedule C

Attachment #6: Excerpt from Zoning By-law No. 1784