

Town of Whitby

Public Meeting Report

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Report Title: **DEV-27-25: Zoning By-law Amendment Application,
IGP Realty Advisors Inc., 1545 Rossland Road East,
File No. Z-15-25**

Date of meeting: September 8, 2025

Report Number: **PDP 42-25**

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 42-25 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:

- A Zoning By-law Amendment has been submitted by IGP Realty Advisors Inc. for 1545 Rossland Road East.

- The Zoning By-law Amendment proposes to rezone the subject land from Automobile Service Station (AS) Zone to an appropriate zone category to permit a gas bar and an eating establishment.
- A Site Plan application has also been submitted and is currently under review.

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 southwest corner of Rossland Road East and Thickson Road West (refer to Attachment #1). It is municipally known as 1545 Rossland Road East and is approximately 0.50 hectares (1.24 acres) in size.

The subject land has an existing Petro Canada Gas Bar and garage with automobile service bays.

The surrounding uses include:

- Residential to the north, south, east and west; and
- A Gas Station (Pioneer) at the northeast corner of Rossland Road East and Thickson Road West (refer to Attachment #2).

3.2. Application and Proposed Development

The subject land is proposed to be redeveloped as a fueling station with a restaurant, including a drive-thru and parking. The total area of the proposed restaurant building is 288.1 square metres (3,101 ft.²), plus 8 gas pumps and canopy (refer to Attachment #3). The existing garage will be demolished.

The purpose of the Zoning By-law Amendment application (Z-15-25) is to change the zoning of the subject land from Automobile Service Station (AS) to an appropriate zone category to permit the proposed gas bar and eating establishment.

The proponent has submitted an application for Site Plan Approval. This application is being reviewed concurrently and will be considered for approval through the Commissioner of Planning and Development.

3.3. Documents Submitted in Support

The following documents were submitted in support of the applications:

- Conceptual Site Plan, prepared by K Paul Architect Inc., dated March 25th, 2025;
- Arborist Report, prepared by Kuntz Forestry, dated April 17th, 2025
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry, dated January 21st, 2024;
- Pavement Marking & Signage Plan, prepared by K Paul Architect Inc., dated March 25th, 2025
- Vehicle Maneuvering Plan, prepared by K Paul Architect Inc., dated March 26th, 2025;
- Construction Management Plan, prepared by Sabourin Kimble & Associates Ltd., dated April 2025;
- Erosion and Sediment Control & Construction Management, prepared by Sabourin Kimble & Associates Ltd., dated April 2025;
- Functional Servicing Report, prepared by Sabourin Kimble & Associates Ltd., dated March 2025;
- Site Removal Plan, prepared by Sabourin Kimble & Associates Ltd., dated April 2025;
- Site Grading Plan, prepared by Sabourin Kimble & Associates Ltd., dated April 2025;
- Site Servicing Plan, prepared by Sabourin Kimble & Associates Ltd., dated April 2025;
- Storm Drainage Plan, prepared by Sabourin Kimble & Associates Ltd., dated April 2025;
- Geotechnical Investigation Report, prepared by Terrapex Environmental Ltd., dated April 2024;
- Phase One - Environmental Site Assessment, prepared by Terrapex Environmental Ltd., dated March 18th, 2024;
- Phase Two – Environmental Site Assessment, prepared by Terrapex Environmental Ltd., dated March 5th, 2024;
- Landscape Plans, prepared by Marton Smith Landscape Architects, dated March 2025;
- Landscape Cost Estimates, prepared by Marton Smith Landscape Architects, dated March 28th, 2025;
- Noise Study, prepared by YCA Engineering Ltd., dated April 16th, 2025;

- Photometrics Plan, prepared by Red Leonard Associates, dated April 15th, 2025;
- Planning Justification Report, prepared by Tom Pechkovsky, dated June 2025;
- Traffic Brief, prepared by BA Group, dated April 4th, 2025;
- Whitby Green Standards Checklist, prepared Suncor Energy; and,
- Sustainability Rationale Report, prepared Suncor Energy.

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

4. Discussion:

4.1. Envision Durham

The subject land is designated as “Community Areas” within 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).

4.2. Whitby Official Plan

The subject land is designated as Residential on Schedule A – Land Use of the Town of Whitby Official Plan (refer to Attachment #4). Lands designated Residential are predominantly for residential uses. However, a range of complementary non-residential uses, including community uses and limited commercial uses which serve the needs of the residents, are also permitted (4.4.2.4).

4.3. Zoning By-law

The subject land is currently zoned Automobile Service Station (AS) within Zoning By-law 1784 (refer to Attachment #5).

The Automobile Service Station (AS) does not permit an eating establishment and gas bar. Therefore, a Zoning By-law Amendment is required to permit the proposed 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 Rossland Road East 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 Concept Plan

Attachment #4: Excerpt from the Town of Whitby Official Plan – Schedule A

Attachment #5: Excerpt from Zoning By-law No. 1784