



Town of Whitby

Public Meeting Report

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Report Title: **DEV-34-25: Zoning By-law Amendment Application, 2812754 Ontario Inc., Garrard Road, File No. Z-19-25**

Date of meeting: September 8, 2025

Report Number: **PDP 45-25**

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 45-25 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](#).

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:

- An application for a Zoning By-law Amendment has been submitted by 2812754 Ontario Inc. for land fronting on Garrard Road.
- The proposal is to rezone the subject land from Agricultural to a Prestige Industrial Zone to implement the Town's Official Plan.

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 and materials submitted in support of the development application and to provide the opportunity for public input at the statutory public meeting, as required by the Planning Act.

3. Background:

3.1. Site and Area Description

The subject land is located on the west side of Garrard Road, approximately 220 metres south of Highway 407, 1 km north of the intersection of Conlin Road and Garrard Road, and 200 m north of a future mid-block arterial road (refer to attachment #1). The subject property is 9.10 hectares (22.48 ac) in area and triangular in shape. The property contains no buildings or structures and is presently used for agriculture. A tributary of Pringle Creek is located on the eastern portion of the subject lands, flowing from the north to the south.

The surrounding land uses include:

- A retail nursery (OGS Landscape) to the south;
- Agriculture and residential to the east;
- A utility corridor (Ontario Hydro) and agriculture to the north; and,
- A utility corridor (Ontario Hydro) and agriculture to the west (refer to attachment #2).

3.2. Applications and Proposed Development

A Zoning By-law Amendment Application has been submitted by 2812754 Ontario Inc. to change the existing zoning from Agricultural (A) in By-law 1784, to a Prestige Industrial Zone. A portion of the rear of the property is to be rezoned to recognize the natural heritage features and natural hazards in the area. A conceptual site plan has been provided by the applicant (refer to attachment #3).

A future site plan application is required for the proposed industrial uses.

3.3. Documents Submitted in Support

The documents submitted in support of the application include the following:

- A Conceptual Site Plan, prepared by Ware Malcomb, dated December 2023 (refer to Attachment #3).

- A Planning Rationale Report, prepared by Ianhall Planning Ltd., dated July 2025.
- A Functional Servicing and Stormwater Management Report, prepared by Ware Malcomb, dated June 2025.
- A Sub-Area Study, prepared by Candevcon East Ltd., dated March 2025.
- A Hydrogeological Assessment, prepared by Harden Environmental Services Ltd., dated June 11, 2025.
- An Environmental Impact Study, prepared by Dillon Consulting, dated June 2025.
- A Phase I Environmental Site Assessment, prepared by Rubicon Environmental Ltd., dated October 2018.
- A Site Screening Questionnaire, prepared by Rubicon Environmental Ltd., June 2025.
- Preliminary Site Servicing and Grading Plans, prepared by Ware Malcomb, dated June 2025.
- An Assessment of Need for an Agricultural Impact Assessment, prepared by Colville Consulting Inc., dated December 2023.
- A topographic survey, prepared by JD Barnes Ltd., dated January 2024.

4. Discussion:

4.1. Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) states that Employment Areas are for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. Institutional uses and standalone retail and office uses are no longer permitted under the 2024 PPS.

4.2. Envision Durham

The subject land is designated as an “Employment Area” under Envision Durham. Permitted uses within Employment Areas are for employment generating uses such as manufacturing, warehousing, transportation, and limited supportive uses including associated retail and ancillary facilities.

4.3. Whitby Official Plan

The subject land is designated as a “Prestige Industrial Area” and a “Major Open Space Area” (refer to attachment #4) in the Town of Whitby Official Plan.

Prestige Industrial Areas are intended to support a broad range of employment uses, including light industrial in enclosed buildings, research and development facilities, warehouses, and associated offices subject to additional criteria (4.7.3.2.3):

- Located in proximity to Highways 401, 407, or 412;
- Separated from residential areas;
- Does not create additional traffic through residential areas; and,
- Wholly enclosed in buildings with no outdoor storage.

Major Open Space Areas are intended to maintain and preserve the natural heritage and hydrological features on the property as part of the overall natural heritage system.

The subject land is designated as a “Prestige Industrial Area” and a “Natural Heritage System” with a Natural Hazard overlay (refer to attachment #5) in the Brooklin Community Secondary Plan. Policies in the Prestige Industrial Area encourage secondary uses to be located in nodes along arterial roads, including interchanges with Highway 407 (11.4.40.2).

4.4. Zoning By-law

The subject land is presently zoned A – Agricultural under Zoning By-law 1784 (refer to attachment #6). The A Zone does not permit industrial uses, whereas a zoning by-law amendment is required to implement 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 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 Proponent's Proposed Conceptual Site Plan
- Attachment #4 Excerpt from Town of Whitby Official Plan Schedule 'A' – Land Use
- Attachment #5 Excerpt from Brooklin Community Secondary Plan Schedule 'J'
- Attachment #6 Excerpt from Zoning By-law 1784