

# Town of Whitby Public Meeting Report

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**Report Title:** DEV-06-26: Zoning By-law Amendment Application, Halls Lake Ridge Limited Partnership, 205 Lake Ridge Road North, File No. Z-03-26

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**Date of meeting:** April 27, 2026

**Report Number:** PDP 23-26

**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 23-26** 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:

- A Zoning By-law Amendment Application has been submitted by GHD on behalf of Halls Lake Ridge Limited Partnership for the land municipally known as 205 Lake Ridge Road North.

- The Zoning By-law Amendment Application proposes to change the current zoning from Agricultural (A) to an appropriate zone category to permit the proposed development of a future employment use with a floor area of approximately 5,122 square metres (55,133 square feet).

## **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 east side of Lake Ridge Road North, north of Dundas Street West. The subject land is municipally known as 205 Lake Ridge Road North (refer to Attachment #1). The subject land is approximately 1.5 hectares (3.7 acres) in size.

The subject land is currently vacant. The surrounding land uses include the following:

- Vacant land (future industrial development) to the north;
- Vacant land (future industrial development) to the east;
- Vacant land (future industrial and commercial development) to the south; and,
- Agricultural uses to the west in the Town of Ajax (refer to Attachment #2).

### **3.2. Application and Proposed Development**

A Zoning By-law Amendment Application has been submitted by GHD on behalf of Halls Lake Ridge Partnership to permit the proposed development of an employment-related building with a floor area of approximately 5,122 square metres (55,133 square feet) (refer to Attachment #3). Two vehicular access points are proposed along Lake Ridge Road North, one being a shared access with the adjacent property to the south. The proposed concept also includes 55 surface vehicle parking spaces and 6 rear loading docks (refer to Attachment #3). The proposed plan is conceptual in nature to demonstrate how the site could be potentially developed for industrial uses.

The Zoning By-law Amendment Application proposes to change the current zoning from Agricultural (A) to an appropriate zone category to

accommodate future development in conformity with the Prestige Industrial Designation of the Official Plan.

### **3.3. Documents Submitted in Support**

The following documents were submitted in support of the application:

- Submission Letter, prepared by GHD, dated March 2026.
- Site Plan, prepared by GHD, dated March 2026.
- Conceptual Tertiary Site Plan, prepared by GHD, dated March 2026.
- Planning Brief, prepared by GHD, dated March 2026.

## **4. Discussion:**

### **4.1. Envision Durham**

The subject land is designated as Employment Areas as identified on Map '1' of the Envision Durham Official Plan.

Employment Areas are locations for primary employment generating uses such as manufacturing, assembly, processing, generation, freight and transportation, warehousing, storage, major facilities, and similar uses that require access to highway, rail, shipping facilities and/or separation from sensitive land uses (5.5.2).

### **4.2. Whitby Official Plan**

The subject land is designated as "Prestige Industrial" on Schedule 'R' of the West Whitby Secondary Plan (refer to Attachment #4).

#### **Prestige Industrial**

Areas designated Prestige Industrial include lands in strategic locations having prime exposure to Highways 401, 407, and 412 (4.7.3.2.1).

The use of land in Prestige Industrial areas includes 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, post-secondary educational facilities, research and development facilities and incidental sales outlets within industrial buildings (4.7.3.2.2.).

### **4.3. Zoning By-law**

The subject land is currently zoned Agricultural (A) within Zoning By-law No. 1784, which only permits a variety of agricultural and agriculture related uses (refer to Attachment #5). The (A) Zone does not permit employment related/industrial uses.

The subject land is located within the West Whitby Secondary Plan Area, therefore the site-specific by-law for the subject property will be based upon the Prestige Employment zoning provisions outlined within the West Whitby Secondary Plan Area By-law (#7168-16).

**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 Lakeridge 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 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 application. 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 Secondary Plan Schedule 'R'

Attachment #5: Excerpt from Zoning By-law 1784