

Town of Whitby Public Meeting Report

whitby.ca/CouncilCalendar



Report Title: **DEV-05-26: Zoning By-law Amendment Application, 2534929 Ontario Inc., 285 South Blair Street, File No. Z-02-26**

Date of meeting: April 27, 2026

Report Number: **PDP 22-26**

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:

J. Taylor, Director of Planning, 905-444-
2908

J. Takeuchi, Planner I, 905-444-2807

Planning Report PDP 22-26 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 2534929 Ontario Inc., for the subject land municipally known as 285 South Blair Street.

- The Zoning By-law Amendment proposes to amend Zoning By-law No. 2585 to permit an Asphalt Plant within the General Industrial (M3) zone.
- If approved, a future site plan application will be required.

2. Purpose:

The Planning and Development Department is in receipt of a Zoning By-law Amendment application 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 property is located on the southeast corner of South Blair Street and Gerdau Court (refer to Attachment #1). The subject land is municipally known as 285 South Blair Street and is approximately 6.01 hectares (14.85 acres) in size. The property is currently occupied by a two-storey vacant industrial building.

The surrounding land uses include:

- Industrial uses to the north;
- A large industrial use (Gerdau) to the east;
- An industrial use (Flanagan Foodservice) and open space/parkland, including the Waterfront Trail to the south; and,
- Industrial uses, a vacant Town owned parcel and the Canada Christian College to the west (refer to Attachment #2).

3.2. Application and Proposed Development

The proposed development includes a concrete batching plant and an asphalt plant within the front facing (i.e. South Blair Street) portion of the subject lands. The rear portion of the lands are currently vegetated and include a stormwater management facility (refer to Attachment #3). Those lands are not to be disturbed.

The Zoning By-law Amendment Application proposes to amend Zoning By-law No. 2585 to permit the additional use of an Asphalt Plant in the General Industrial (M3) Zone.

3.3. Documents Submitted in Support

The following documents were submitted in support of the application:

- Planning Justification Report, prepared by GWD Ltd, dated February 5th 2026;
- Concept Plan, prepared by GWD, dated January 8th 2026;

- Stage 1 and 2 Archaeological Assessment, prepared by AS&G Archaeological Consulting Inc, dated December 30th, 2026;
- Archaeological Assessment (Ministry of Citizenship and Multiculturalism (MCM) Clearance), dated January 2nd, 2026;
- Site Screening Questionnaire, prepared by Engtec Consulting Inc, dated January 20th, 2025; and,
- Survey Plan, prepared by J.D Barnes, dated November 25th, 2025

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 “Employment Areas” on Map 1 of the Envision Durham Official Plan. Employment Areas allow 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).

Envision Durham supports the establishment of aggregate-related industrial uses, such as asphalt plants in Employment Areas provided, they are adequately buffered to protect adjacent land uses and meet the industrial pollution control and any other applicable standards of the Region and Ministry of the Environment, Conservation and Parks (6.7.11).

4.2. Whitby Official Plan

The subject land is designated as “General Industrial” on Schedule A – Land Use of the Town of Whitby Official Plan (refer to Attachment #4).

The predominant use of land designated as General Industrial shall be for the manufacturing, processing, assembly, servicing, storing of goods and raw materials, warehousing, and uses for similar and related purposes such as utility yards and functions, and transportation terminals (4.7.3.1.1).

Aggregate-related industrial uses such as asphalt plants, ready- mix concrete plants, and freestanding aggregate transfer stations may be permitted in fully serviced General Industrial areas subject to certain criteria, including road network for truck traffic, adequate screening and buffering for adjacent land uses and applicable Ministry of Environment, Conservation and Parks standards (4.12.2.13).

4.3. Zoning By-law

The subject land is zoned General Industrial (M3) within the Town of Whitby Zoning By-law No. 2585, which permits a variety of general industrial uses including a concrete batching and mixing plant, however an asphalt plant is not included as a permitted use (refer to Attachment #5).

A Zoning By-law Amendment is required to permit an Asphalt Plant within the General Industrial (M3) zone.

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 at South Blair Street and Gerdau Court 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 Official Plan – Schedule A

Attachment #5: Excerpt from Zoning By-law No. 2585