

Notice of Public Meeting

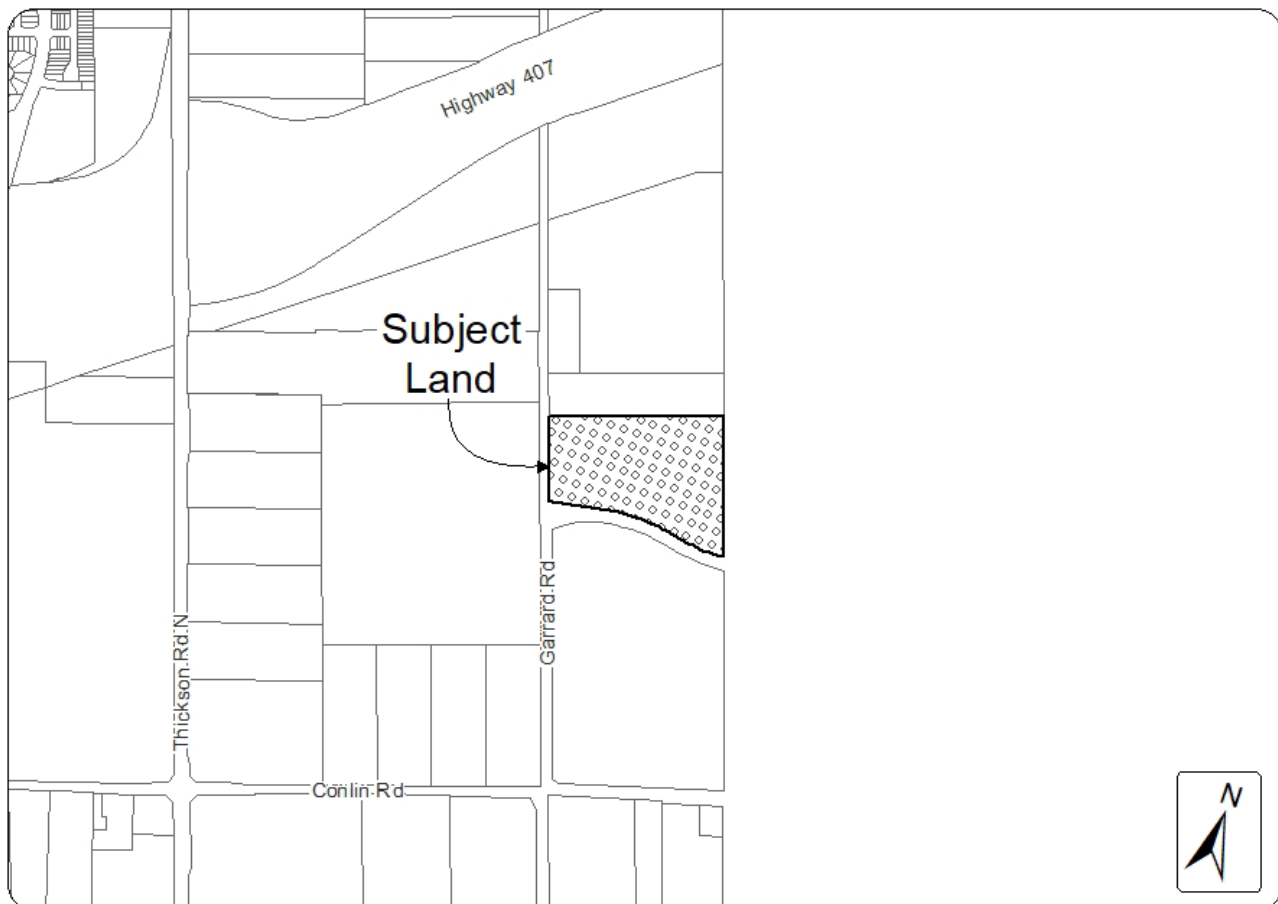
Planning and Development Department

Meeting Date: Monday June 16, 2025
Meeting Time: 7:00 p.m. (Application will be heard at the discretion of the Chair)
Meeting Location: Council Chambers, Whitby Municipal Building
575 Rossland Road East
Whitby, Ontario
File Number(s): DEV-22-25 (Z-13-25)

A Statutory Public Meeting under the Planning Act will be held to consider an application as submitted by Garrard Coinvest Limited, Garrard Limited Partnership GP.

The applicant has submitted all information and fees required to consider the application, in accordance with Section 34 of the Planning Act R.S.O 1990 and Ontario Regulation 545/06.

The subject land for which the application has been filed is located within 5305 Garrard Road and is illustrated on the map below.



Purpose of the Public Meeting

The purpose of this meeting is to provide adequate information to the public and to permit interested persons and agencies the opportunity to make representation in respect of this application. A brief overview will be provided. In accordance with the Town's Procedure By-law, up to 5 minutes will be provided to individuals and the applicant or their representatives to comment on the application. If you are unable to attend the meeting, your representation can be filed in writing by mail, email, or personal delivery to reach the Town of Whitby Planning and Development Department prior to Council's final decision on the application.

For additional information relating to the application, including information about your appeal rights, please contact the Planning and Development Department, Whitby Municipal Building, 575 Rossland Road East, Whitby, ON, L1N 2M8, during regular working hours, Monday to Friday, 8:30 a.m. to 4:30 p.m. You may contact the Planning and Development Department at 905.430.4306 or by email planning@whitby.ca.

The application before the Town are described below as shown on the attached plan.

Meeting Format

This meeting will be held in a hybrid in-person and virtual format and will be available for viewing through the Town's live stream feed at www.whitby.ca/livestream while the meeting is in progress.

Should you wish to provide comments on this matter, you may submit written correspondence and/or a delegation request form.

Written correspondence can be submitted by email to the Office of the Town Clerk at clerk@whitby.ca by noon on the day of the meeting. Written correspondence must include your full name, address and file number referenced above.

For persons who would like to speak virtually during the Public Meetings, please submit a [Delegation Request Form](#) online to the Office of the Town Clerk by 8 a.m. on the day of the meeting. **Those wishing to speak in-person** are also encouraged to submit a [Delegation Request Form](#), but are not required to pre-register in order to speak at the Public Meetings.

Should you be unable to access a computer, please call 905.430.4315 to speak with a Staff Member in the Office of the Town Clerk.

Application

Proposed Zoning By-Law Amendment to Zoning By-law 1784 (Z-13-25)

The purpose of the **Zoning By-law Amendment** is to construct a new one-storey industrial building (+/- 30,000 square metres, 323,000 square feet) with office space. Two driveway entrances are proposed with 170 parking spaces for vehicles, 114 trailer truck parking spaces, and 42 loading dock doors.

Public Advisory: Whitby Council is the approval authority of Zoning By-law Amendments passed by the Town of Whitby. If a specified person or public body would otherwise have an ability to appeal the decision of Whitby Council to the Ontario Land Tribunal but the 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. 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 may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Town of Whitby on the proposed Zoning By-law Amendment you must make a written request to the Town Clerk, Town of Whitby, 575 Rossland Road East, Whitby ON, L1N 2M8. Personal information from those that make either an oral or written submission on the subject application is collected under the authority of the Planning Act R.S.O. 1990 and the applicable implementing Ontario Regulation and will become part of the public record for this application. Questions about the collection of personal information should be directed to the Clerk's Office, Town of Whitby, 575 Rossland Road East, Whitby, ON, L1N 2M8, by email to clerk@whitby.ca or 905.430.4315.

Personal information from those that make either an oral or written submission on the subject application is collected under the authority of the Planning Act R.S.O. 1990 and the applicable implementing Ontario Regulation and will become part of the public record for this application. Questions about the collection of personal information should be directed to the Clerk's Office, Town of Whitby, 575 Rossland Road East, Whitby, ON, L1N 2M8, by email to clerk@whitby.ca or 905.430.4315.

A handwritten signature in black ink, appearing to read 'R. Saunders', with a long horizontal flourish extending to the right.

Roger Saunders, M.C.I.P., R.P.P.
Commissioner, Planning and Development
Corporation of the Town of Whitby



PROJECT SUN
INDUSTRIAL DEVELOPMENT
ZONE A & M-3 (TO BE REZ)

LAND

TOTAL LAND AREA

LAND DIVISION (#)

GROSS AREA
SWAMP POND
WET LANDS TO CONSERVE
NET AREA

SETBACKS

FRONT (MIN.)
INTERIOR SIDE
EXTERIOR SIDE
REAR

GROSS BUILDING AREA

FOOTPRINT
WAREHOUSE
OFFICE (1.4% OVER 1 FLOOR)
TOTAL AREA

BUILDING HEIGHT

HEIGHT IN METERS (MIN./MAX)
HIGHT IN LEVELS (MIN./MAX)

RATIOS

COVERAGE BASIS GROSS A
COVERGE BASIS NET ARE.
F.A.R. BASIS GROSS AREA (
F.A.R. BASIS NET AREA
LANDSCAPE AREA BASIS GI
LANDSCAPE AREA BASIS NE

PARKING

PARKING REQUIRED BY CIT
1 PER 500^{sq} GFA > 2,800^{sq}
1 PER 250^{sq} GFA FROM 2,80
ACCESSIBLE PARKING 1+3%
PARKING PROPOSED

LOGISTICS

LOADING DOCK DOORS 2/7
DRIVE-IN DOORS 3/1m x 4.5m
TRAILER PARKING 3/1m x 18

LEGEND

- ▲ DRIVE-IN DOOR
- △ EXIT

BROCCOLINI