



Notice of Public Meeting

Planning and Development Department

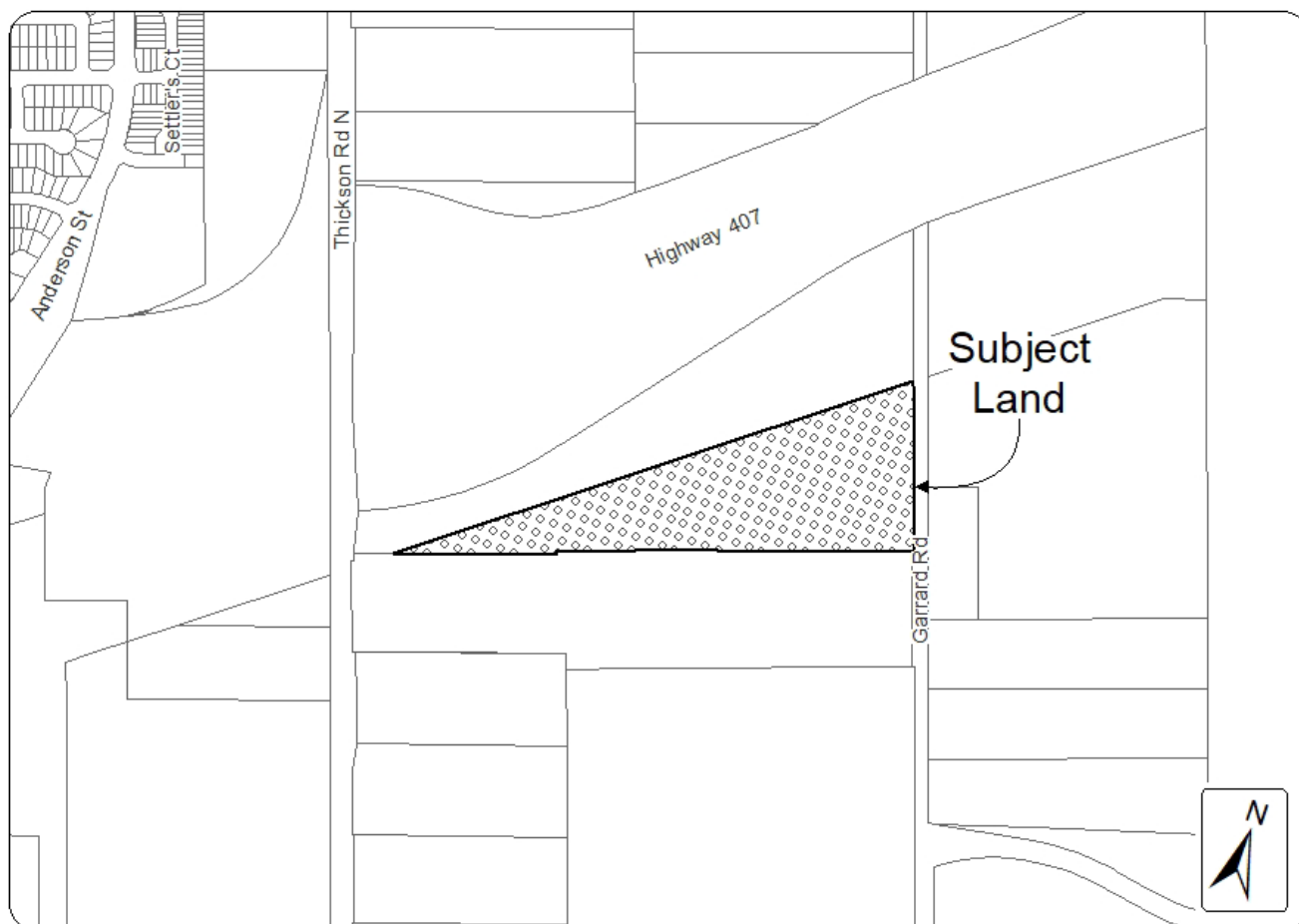
Whitby

Meeting Date: Monday September 8, 2025
Meeting Time: 7:00 p.m. (Applications 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-34-25 (Z-19-25)

A Statutory Public Meeting under the Planning Act will be held to consider a rezoning application as submitted by 2812754 Ontario Inc.

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 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 applications.

For additional information relating to the applications, 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 is 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-19-25)

The purpose of the **Zoning By-law Amendment** is to rezone the subject land from an Agricultural Zone to a Prestige Industrial Zone to implement the Official Plan designation.

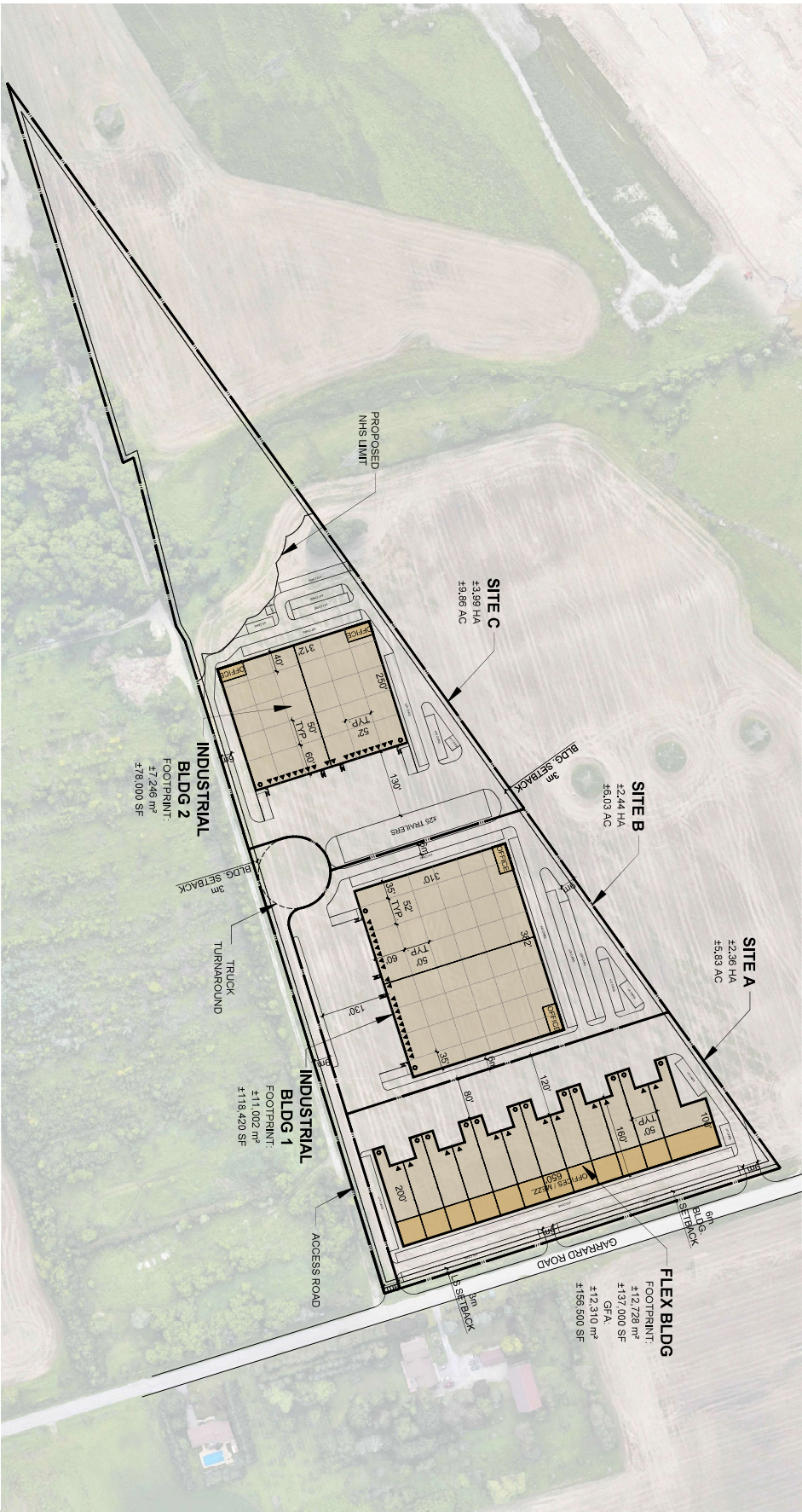
Public Advisory: Whitby Council is the approval authority of Zoning By-law Amendments passed by the Town of Whitby. If a specified person or public body would otherwise have an ability to appeal the decision of Whitby Council to the Ontario Land Tribunal but the specified person or public body does not 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.

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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



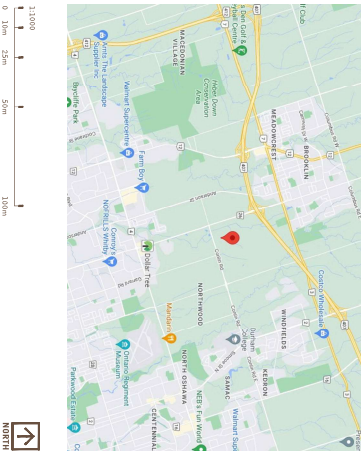
PROJECT DATA (SITE A):			
SITE AREA:	5.83 AC	2.36 HA	
GROSS:	293,944 SF	23,992 m ²	
NET:	5.83 AC	2.36 HA	
BUILDING AREA:	137,020 SF	12,728 m ²	
FLEX BLDG:	19,520 SF	1,810 m ²	
MEZZ:	137,020 SF	12,728 m ²	
TOTAL FOOTPR. NET:	156,520 SF	14,539 m ²	
TOTAL FFA:	156,520 SF	14,539 m ²	
FAR:	0.62		
GROSS:	0.62		
NET:	0.62		
COVERAGE:	54%		
REQ. HIGH DOORS:	12		
GRADE-LEVEL DOORS:	12		
REQ. PARKING:	@ 12% OFFICE	192 STALLS	
AUTO PARKING:	@ 34,000 SF @ 1,440 m ²	12,728 m ²	
REQ. ACCESSIBLE:	To be confirmed by City		

PROJECT DATA (SITE B):			
SITE AREA:	6.03 AC	2.44 HA	
GROSS:	262,735 SF	24,409 m ²	
NET:	6.03 AC	2.44 HA	
BUILDING AREA:	118,420 SF	11,002 m ²	
IND. BLDG. 1:			
GROSS:			
NET:			
COVERAGE:	0.45		
FAR:	0.45		
GROSS:	0.45		
NET:	0.45		
COVERAGE:	42%		
REQ. HIGH DOORS:	2		
GRADE-LEVEL DOORS:	2		
REQ. PARKING:	@ 12% OFFICE	146 STALLS	
AUTO PARKING:	@ 13,610 m ²	156 STALLS	
REQ. ACCESSIBLE:	To be confirmed by City		

PROJECT DATA (SITE C):			
SITE AREA:	9.86 AC	3.99 HA	
GROSS:	429,337 SF	39,889 m ²	
NET:	9.86 AC	3.99 HA	
BUILDING AREA:	18,203 m ²		
IND. BLDG. 2:			
GROSS:			
NET:			
COVERAGE:	0.18		
FAR:	0.18		
GROSS:	0.18		
NET:	0.18		
COVERAGE:	18%		
REQ. HIGH DOORS:	18		
GRADE-LEVEL DOORS:	18		
REQ. PARKING:	@ 3% OFFICE	106 STALLS	
AUTO PARKING:	@ 14,400 SF @ 1,329 m ²	114 STALLS	
REQ. ACCESSIBLE:	To be confirmed by City		

scheme: 07

Conceptual Site Plan



Rosewater Dev Garppard Road - Whitty
Garppard Road, Whitty, ON, CAN

WARE MALCOMB

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2023.12.15

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