



Public Meetings Minutes

October 1, 2025, 7:00 p.m.
Council Chambers
Whitby Town Hall

Present: Councillor Lee, Chair of Planning and Development
J. Taylor, Director of Planning
K. Douglas, Supervisor, Legislative Services
L. MacDougall, Council and Committee Coordinator (Recording Secretary)

1. Public Meetings - 7:00 p.m.

K. Douglas, Supervisor of Legislative Services, advised that the Public Meetings are being held in a hybrid meeting format with members of the public attending both in person and virtually. Ms. Douglas stated that Members of Council would receive a written record of all submissions upon publication of the minutes of the Public Meetings. Ms. Douglas provided an overview of the format of the public meetings. She advised that members of the public who wish to be notified of the next report related to any of the public meetings or who wish to be placed on an Interested Parties List for a matter should email the Town's Planning and Development Department at planning@whitby.ca or call 905.430.4306.

1. Presentations

1. Paul Lowes, Principal, SGL Planning and Design Inc. (In-Person Attendance)

Re: PDP 51-25, Planning and Development (Planning Services)
Department Report

Town Initiated Official Plan Review, Part I Official Plan General
Updates, Draft Proposed Amendment 146, File Number OPA-2023-
W/02

Refer to Item 2.1, PDP 51-25

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Re: PDP 52-25, Planning and Development (Planning Services)
Department Report
Town Initiated Official Plan Review, Part II Official Plan Technical
Amendment, Draft Proposed Amendment 147, File Number OPA-
2023-W/02

Refer to Item 2.2, PDP 52-25

Paul Lowes, Principal, SGL Planning and Design Inc., provided a PowerPoint presentation which included a detailed overview of the Town Initiated Official Plan Review, regarding draft proposed amendments to Part I, Official Plan General Updates and Part II, the Official Plan Technical Amendment.

2. Public Meetings

1. PDP 51-25, Planning and Development (Planning Services)
Department Report

Re: Town Initiated Official Plan Review, Part I Official Plan General
Updates, Draft Proposed Amendment 146, File Number OPA-2023-
W/02

Matthew Cory, representing Royal Ashburn Golf Club, stated that his client owns the golf course land and other land throughout the area between the south side of Myrtle Road, west of Ashburn Road. He indicated that the new rural designation as depicted in the proposed Official Plan Amendment (OPA) 146 was appropriate to properly conform with Provincial legislation and policies. Mr. Cory noted that most of the golf course lands were designated as rural in the proposed amendment and requested that the remaining lands owned by his client, located south of Myrtle Road, be considered for inclusion in the Rural Designation in their entirety.

Matthew Cory, representing Fieldgate Homes, expressed support for the removal of the Comprehensive Block Plan requirement and noted that the continued requirement for a Master Environmental Servicing Plan was appropriate to guide future development. Mr. Cory further indicated his client's support for streamlining the Commercial and Mixed-Use Designations. He suggested including the word 'generally' relative to the mix of uses permitted on the same site to provide flexibility for residential and commercial uses. Mr. Cory requested that the prohibition of Major Retail uses in areas designated as Residential Mixed-Use be removed or that the

Major Retail definition be revised to increase the minimum area from 2,000 square metres to 4,000 square metres.

Matthew Cory, representing Brooklin Landowners Group, stated that the only District Park in Brooklin would be reclassified as a Local Park. Mr. Cory suggested that the park typology framework be modified to better reflect appropriate locations for District Parks. He advised that his client supports the inclusion of townhouses within areas designated for low-density development, noting that the approach would provide more housing options and promote compatibility among housing types. Mr. Cory requested clarification on the definition of “townhouse” as it was not explicitly defined in the proposed policies, and inquired whether all forms of townhouse development would be permitted. He inquired about the potential to merge Low and Medium Density Designations to allow flexibility in housing types throughout all the new development areas in the community.

Matthew Cory, representing Brookvalley Project Management Inc., stated that his client owns a significant amount of land located north of Brawley Road between Ashburn Road and Baldwin Street, as well as land located at the northeast corner of Baldwin Street and Brawley Road East. He noted that a portion of his client’s land was designated as rural and requested that all lands not identified as part of the Natural Heritage System be considered for inclusion within the Rural Designation. Mr. Cory indicated that his client wanted to develop a golf course on those lands but the Greenbelt Plan and the Prime Agricultural Plan Designation does not permit the development of a golf course. He stated that providing a Rural Designation on the land between Myrtle Road and Brawley Road would provide the opportunity to leverage Greenbelt Plan policies to permit complimentary land uses next to Urban areas between Urban and Prime Agriculture areas. Mr. Cory noted that there would be a number of complimentary uses that would benefit new residents in Brooklin.

Mike Bennett, representing Rambura Investments Ltd., stated that his client’s land was located on the west side of Ashburn Road, south of Winchester Road (Highway 7) and Highway 407, and west of Baldwin Street South (Highway 12) and that it was approximately 7.69 hectares in size. He advised that his client generally supports Official Plan Amendment (OPA) 148, noting that his client’s land

would be included in the Brooklin Urban Expansion Area 2051 and redesignated as Industrial Employment. Mr. Bennett requested a revision to the policy in OPA 146 regarding the comprehensive block approach for employment lands to facilitate the provision of municipal servicing infrastructure and cost-sharing, including water and wastewater servicing, stormwater management facilities and utilities. He noted that the revision would enable the future development of his client's lands in the broader employment area to occur in an orderly manner.

Jessica Damaren, representing Atlantic Packaging Products Inc., provided a detailed overview of the company's history, location, its day to day operations, and the current land use designation of their property. She raised concerns about the completeness and appropriateness of the proposed policy framework related to the protection of Employment Area lands and major facilities. Ms. Damaren provided detailed information regarding inconsistencies with Provincial policies and directions, including insufficient land use compatibility and sensitive land use policies, insufficient and/or inappropriate employment policies, and strategic growth areas and intensification corridors. She requested that a meeting take place with Town Staff, Atlantic Packaging Products Inc., and Weston Consulting Staff to review comments and address concerns.

Paul Lowes, Principal, SGL Planning and Design Inc., and John Taylor, Director of Planning, provided a detailed review of oral and written submissions and addressed concerns regarding:

- clarification about the Victoria Street Intensification Corridor;
- strengthening land use compatibility policies throughout the Town's Official Plan;
- the receipt of correspondence to date regarding the proposed OPA and a request for written submissions from delegates to supplement their oral delegations, by October 15, 2025; and,
- the anticipated timeline for the recommendation report to be presented to Council.

2. PDP 52-25, Planning and Development (Planning Services) Department Report

Re: Town Initiated Official Plan Review, Part II Official Plan Technical Amendment, Draft Proposed Amendment 147, File Number OPA-2023-W/02

The Chair indicated that comments would now be received by members of the public.

There were no submissions from the public.

3. Presentations

1. Paul Lowes, Principal, SGL Planning and Design Inc. (In-Person Attendance)

Re: PDP 53-25, Planning and Development (Planning Services) Department Report

Town Initiated Official Plan Review, Brooklin Urban Expansion Area to 2051, Draft Proposed Amendment 148, File Number OPA-2024-W/06

Refer to Item 4.1, PDP 53-25

Paul Lowes, Principal, SGL Planning and Design Inc., provided a PowerPoint presentation which included a detailed overview of the Town Initiated Official Plan Review, regarding the Brooklin Urban Expansion Area to 2051.

4. Public Meetings

1. PDP 53-25, Planning and Development (Planning Services) Department Report

Re: Town Initiated Official Plan Review, Brooklin Urban Expansion Area to 2051, Draft Proposed Amendment 148, File Number OPA-2024-W/06

Matthew Cory, representing Fieldgate Homes, stated that his client owns multiple parcels of land in the new expansion area located on the west side of Brooklin. He noted that the Health Precinct was relocated to the west of Highway 7 and Highway 412 interchange with the intent to accommodate the development of a hospital within this area over the next 15 years. Mr. Cory requested that the proposed OPA prioritize the early delivery of infrastructure. Mr. Cory raised concerns about the proposed east-west collector road north of Columbus Road that connects to Lake Ridge Road, noting the potential environmental impacts. He suggested that some of the

collector roads be depicted as potential connections rather than fixed alignments to allow flexibility in determining appropriate connection points during detailed planning. Mr. Cory referenced his previous submission regarding two options for development and stated that the corridor-based planning approach would be the best strategy for the west side of Brooklin. He stated that there were a series of lots on the east side of Coronation Road with proposed employment uses, and expressed concerns that such uses may not be feasible and could create compatibility issues with adjacent residential areas. Mr. Cory expressed concerns about the proposed change of designation from Employment to Business Area uses on land located west of Cochrane Street and east of Country Lane. He noted that access to the proposed Business Area would be limited to residential subdivision roads and requested that the lands instead be designated residential.

Matthew Cory, representing Brooklin Landowners Group, stated that the development in Brooklin has created deviations from the Brooklin Secondary Plan due to the reassignment and relocation of parks, schools, roads, commercial areas, and medium and high density areas. He noted that providing replacement areas for medium and high density in other areas of the community resulted in draft plans of subdivisions not conforming to the Town's Official Plan. Mr. Cory advised that he would be submitting a schedule with comprehensive updates and requested that the schedule be considered for inclusion as part of the update to the North Brooklin Secondary Plan area. Mr. Cory stated that he supports townhouses being permitted in low and medium density areas and requested consideration for a neighbourhood designation that would permit a mix of singles, semis, and all forms of townhouses within a community, providing more flexibility and affordable housing options. He requested that the proposed OPA be updated to reflect Baldwin Street, Thickson Road and Highway 7/12 in their current alignments due the Alternative Route Environmental Assessment not proceeding. Mr. Cory noted the potential land uses for the areas not impacted by any alignments and advised that he would include those details in his submission. He advised that a Highway Access Management Plan Study was underway which would determine the location of access onto Highway 7/12, noting that the study and a policy should be included in the proposed OPA.

Matthew Cory, representing Oxford Homes, stated that his client owns the property located at 625 Columbus Road East south of Columbus Road and shares a border with Oshawa. He advised that Carnwith Drive was depicted as continuing directly east. Mr. Cory noted that the alignment required to connect with Oshawa's road network extends significantly farther south than what is currently depicted in the OPA, and requested that this discrepancy be addressed in future revisions.

Matthew Cory, representing Brookvalley Project Management Inc., stated that direct access to the Business Area could not be achieved off Cochrane Street or Highway 407. He indicated that access to the Business Area would rely on the extension of Vipond Road, followed by travel through several residential neighbourhoods. Mr. Cory stated that the most appropriate land use for this area would be a Residential Designation. He indicated that if the current alignment of Carnwith Drive is maintained, as previously noted, the designation of the High Density Residential site located at the north end of one of his client's parcels of land on the east side of Baldwin Street should be changed to a low density residential designation.

Mike Bennett, representing Rambura Investments, expressed his client's support for the inclusion of 5200 Ashburn Road in the Brooklin Urban Expansion Area and the proposed Industrial Employment Designation. Mr. Bennett noted that the changes to Schedule J were consistent with the implementation of Envision Durham. He stated that based on the inclusion of the site in the Brooklin Urban Expansion Area to 2051 he understood that the future development of the site would be supported by several natural heritage and servicing studies to ensure that the site was developed appropriately, noting that the studies should not occur in isolation from the surrounding employment area. Mr. Bennett requested a revision to the proposed OPA regarding the comprehensive block approach to include policy to ensure that municipal servicing in the broader area would be considered.

Scott Waterhouse, representing Cambio Parent Corporation, stated that his client owns lands located at the southwest corner of Cochrane Street and Winchester Road. He indicated that these lands were depicted as Prestige Employment Designation, noting that his client was seeking to have a designation more in line with a

Business Designation. Mr. Waterhouse stated that there was locational context and planning justification to support permitting additional office-type uses on the subject site, which are currently not permitted under the Prestige Employment Designation. He advised that correspondence, including detailed comments, would be submitted for Council's consideration.

The Chair advised that information about the proposed OPAs was available through connectwhitby.ca/opreview and that correspondence may be submitted by email to planning@whitby.ca. He explained that members of the audience that wished to be notified when the recommendation reports would be presented to Council could sign in at the kiosks in the Council Chambers.

The meeting adjourned at 8:30 p.m.