

Also Present: Councillor Mulcahy, Chair of Planning and Development (participating electronically)
R. Saunders, Commissioner of Planning and Development
W. Mar, Commissioner of Legal and Enforcement Services/Town Solicitor
K. Narraway, Manager of Legislative Services/Deputy Clerk
K. Douglas, Legislative Specialist
L. MacDougall, Council and Committee Coordinator (Recording Secretary)

Regrets: None noted

K. Narraway, Manager of Legislative Services/Deputy Clerk, advised that due to the ongoing COVID-19 pandemic, the Public Meetings are being held in a virtual meeting format. Mr. Narraway stated that Members of Council will receive a written record of all submissions upon publication of the minutes of the Public Meetings.

Public Meetings - 7:00 p.m.

K. Narraway, Manager of Legislative Services/Deputy Clerk, provided an overview of the format of the public meetings. He 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 to leave a message.

1. Planning and Development Department Report, PL 46-20
Re: Official Plan and Zoning By-law Amendment Applications, Northeast Corner of Garrard Road and Conlin Road, Garrard Limited Partnership, File Numbers: DEV-22-20 (OPA-2020-W/04 and Z-13-20)

R. Saunders, Commissioner of Planning and Development, provided a PowerPoint presentation which included an overview of the applications.

Mr. Andrew Sgro, Broccolini; Mr. Rodger Miller, Miller Planning Services, and Mr. Alper Caglar, Architect, provided a PowerPoint presentation which included a detailed overview of the applications.

The Chair indicated that comments would now be received from members of the public who registered to speak.

Dan MacPherson, 999 Conlin Road, provided a PowerPoint presentation which included photographs of his property, and details pertaining to the zoning, size, and location of his property in relation to the proposed development and the existing self storage units. Mr. MacPherson stated that he has been a resident of Whitby for over 45 years and that he was opposed to the proposed development. He advised that he and his wife purchased their property on Conlin Road approximately five years ago as a retirement home. He advised that at the time they purchased their property Tribute Homes was in the process of rezoning the land west of his property, noting that they had anticipated residential homes being constructed near their property in the future. He stated that he and his wife chose this property because it was located within Whitby, it was surrounded by agricultural land, they liked the idea of country living in the city, and that it was what they were looking for in a home to retire. He advised that his property was zoned residential/agricultural, and that he and his wife had no idea that this type of project would be proposed directly across from their property. Mr. MacPherson stated that the view from his front window would be a parking lot full of trucks, noting that this was not the view he had envisioned in the future. He raised concerns about the negative impact the proposed development would have on the volume and quality of his well water, and on the value of his property. He noted that the addition of 50 plus acres of cement and asphalt would have an impact on the amount of available ground water for his well because the water would drain into storm sewers. Mr. MacPherson raised further concerns about the size and height of the proposed development, and the number of parking spaces for employees and tractor trailer parking spaces located directly opposite his home. He raised additional concerns regarding heavy equipment traffic during construction which would result in difficulty entering and exiting his property as well as impacts from construction noise, dust, and debris. Mr. MacPherson stated that there would be two warehouse complexes with a potential for thousands of employees, vehicles, and trucks that would be travelling in and out of the site resulting in constant excessive traffic, traffic issues, and safety concerns on Conlin Road. He requested that appropriate sound barriers, such as a berm, be erected on the north side of Conlin Road to block the view of the complex and the truck traffic, and that that appropriate traffic signals be installed. He further requested that water and sewer

services be installed at his property and that the cost be borne by the developer. In addition, Mr. MacPherson requested regular road cleaning and washing and cleaning of his exterior property during construction on a regular basis to maintain its present condition, that the proposed building be set back far enough to allow for the development of a berm and to be properly landscaped to make the view more aesthetically pleasing and to block the view from the building. Mr. MacPherson stated that the proposed development would limit the future sale of his residential property and would have a detrimental impact on its value. He noted that it would be unlikely that anyone would want to purchase a residential property located directly across from an industrial establishment. He stated that a potential buyer would only be interested in his property for commercial or industrial use. Mr. MacPherson requested assurances that the Town of Whitby would not oppose a rezoning application for his property, that rezoning to the broadest scope possible would be considered, and that all fees associated with such an application would be waived and/or that the Town enter into an agreement with the developer of the proposed development to absorb all associated costs.

There were no further submissions from the public.

R. Saunders, Commissioner of Planning and Development, answered questions regarding:

- the Region of Durham's water and sewer servicing plan;
- clarification on the zoning of neighbouring properties apart from the proposed development; and,
- whether the Brooklin Secondary Plan was the reason for rezoning property within the area.

K. Narraway, Manager of Legislative Services/Deputy Clerk, indicated how members of the public could submit comments and be placed on the Interested Party List regarding this matter.

The meeting adjourned at 7:39 p.m.