

**Present:** Councillor Newman, Chair of Planning and Development  
R. Saunders, Commissioner of Planning and Development  
F. Santaguida, Commissioner of Legal and Enforcement Services/Town Solicitor  
K. Narraway, Manager of Legislative Services/Deputy Clerk  
K. Douglas, Legislative Specialist  
L. MacDougall, Temporary Legislative Specialist (Recording Secretary)

**Regrets:** None noted

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K. Narraway, Manager of Legislative Services/Deputy Clerk, advised that the Public Meetings are being held in a hybrid meeting format with members of the public attending both in-person and virtually. 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](mailto:planning@whitby.ca) or call 905.430.4306.

1. Planning and Development (Planning Services) Department Report, PDP 32-22  
Re: Zoning By-law Amendment Application, NF Ashburn Brook Ltd., 5355 & 5455 Ashburn Road, File Number: DEV-09-22 (Z-07-22)

Lauren Taylor, Planner II, provided a PowerPoint presentation which included an overview of the application.

Bryce Jordan and Elaine Sui, representing NF Ashburn Brook Ltd., provided a PowerPoint presentation which included a detailed overview of the application.

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

Lisa Guthrie, 603 Mary Street East, stated that she and her partner own a home on Robmar Street located just south of the proposed development. She raised concerns about the impact of the proposed development on the well water, noting that Robmar Street was on wells and septic systems. Ms. Guthrie inquired whether there were measures in place to ensure that the well water would not be impacted by the proposed development. Ms. Guthrie raised further concerns about the proposed development creating truck traffic on Robmar Street, noting the number of trucks coming into the area. She stated that Robmar Street was a quiet street and recommended that Robmar Street become a no trucking street or that it be closed so that it could not be accessed from Baldwin Street. She inquired about how her concerns would be addressed.

Mike Anderson, 16 Robmar Street, advised that he resides on Robmar Street. He stated the proposed development would change the area dramatically, noting that the area around the proposed development was all conservation and agricultural land. Mr. Anderson stated that the proposed warehouse facility would not be consistent with the character of the area and that it would have a negative impact on the quality of life in the area specifically for the residents on Robmar Street. He advised that either Robmar Street or Spencers Road were used as cut through streets to bypass the Baldwin Street traffic congestion and that there has already been truck traffic on Robmar Street. Mr. Anderson advised that there would be a need for the truck traffic on Robmar Street to be restricted. Mr. Anderson raised concerns about the well water on Robmar Street. He noted that the proposed amount of truck parking on the site would lead to a significant quantity of fuel, diesel, and oil leaking from the trucks that would have an impact on the wells. He advised that the wells would have to be monitored for an extended period of time and that there should be a plan in place should the well water be affected. He raised concerns about the warehouse set back only being about 200 metres between the rear of the Hydro One corridor and his back yard. Mr. Anderson advised that the majority of trees in the area have been removed, noting the displacement of wildlife and his property being inundated with bird nests. He inquired about how the area would be reforested. Mr. Anderson inquired about the need for a large warehouse in a small area, noting that the warehouse and the Whitby Sports Complex would create a lot of traffic near the residents.

Mr. Jordan and Ms. Sui answered questions regarding:

- mitigation measures pertaining to the impact of the proposed development on the Robmar Street well water;
- whether any discussions have taken place regarding truck traffic access to Robmar Street;
- concerns about the impact of the proposed development on the environment, the removal of trees, and whether tree-planting/replacing would take place in the area; and,
- opportunities for discussions with residents in the area.

Staff answered questions regarding:

- whether any discussions have taken place with respect to the concerns about truck traffic on Robmar Street;
- the timing of the construction of the Mid-Block Arterial road and whether it would be complimentary to the construction of the proposed building; and,
- opportunities for discussions with residents in the area to address their concerns.

There were no further submissions from the public.

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.

**2. Planning and Development (Planning Services) Department Report, PDP 33-32**

Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, Mattamy (Brooklin) Limited, 7613 Ashburn Road, File Numbers: DEV-06-22 (SW-2022-02, Z-04-22)

Carl Geiger, Principal Planner, provided a PowerPoint presentation which included an overview of the applications.

Matthew Cory, representing Mattamy (Brooklin) Limited, provided a PowerPoint presentation which included a detail overview of the applications.

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

Max Lysyk, 71 Southwood Street, Oshawa, stated the he was representing Dr. G. Lysyk, 320 Columbus Road West and 1628755 Ontario Limited, 360 Columbus Road West. He advised that the proposed development abuts his northern property limit where the local park was located. Mr. Lysyk stated that he was not opposed to

development, noting that his development application would be presented at a Public Meeting in the coming months. He raised concerns about the proposed development's post development drainage matching predevelopment quantities specifically related to Block 31 (the local park) which backs onto his property line. He advised that he believed that some drainage would be proposed through his property, noting that he wanted to ensure that the drainage directed toward the greenbelt or woodlot on his property would not exceed the predevelopment levels. Mr. Lysyk indicated that he has no concerns about the location of the Stormwater Management Pond (Block 32), but that he wanted to ensure that the outflow from the Stormwater Management Pond does not exceed predevelopment rates. He noted that Lynde Creek flows through his property and that he wanted to ensure that there would not be any potential flooding. Mr. Lysyk commented on the development application being premature, noting that he was still in a dispute with Lakeview Homes, the development directly south of the proposed development, with respect to the proposed east/west collector road centre line grades specifically related to the grading between Ashburn Road and Cedarbrook Trail, noting that the current grades change by approximately 20 metres. He noted that the grades of that road would ultimately set the grades of Street A through the Lakeview Homes development to the south, and would ultimately impact the grades of Street A through the proposed development. He stated that about half of the stormwater drainage for the proposed development would flow toward the Lakeview Stormwater Management Pond, and that there could be negative impact on his property depending on the ultimate road grades and the design of the two developments. Mr. Lysyk advised that he wanted to ensure that the proposed development does not negatively impact 360 Columbus Road West under post development conditions.

Mr. Cory answered questions regarding:

- whether consideration has been given to the pre and post development drainage flows related to the local park and the stormwater pond drainage;
- concerns about grading related to Ashburn Road and Cedarbrook Trail; and,
- whether the location of the public elementary school could be moved and mitigation measures related to the creation of noise from the proposed school.

Staff answered questions regarding:

- opportunities to share the concerns about the location and noise created by the school with the Durham District School Board;
- the impact of the local park and stormwater management pond on the residents; and,

- whether consideration would be given to the concerns about safety around the proposed school and whether the school property would be fenced.

There were no further submissions from the public.

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.

**3. Planning and Development (Planning Services) Department Report, PDP 35-22**

Re: Official Plan Amendment Application, 368 Taunton Road East, Wellings of Whitby Inc., File Number: DEV-13-22 (OPA-2022-W/01)

D. Schlosser, Planner II, provided a PowerPoint presentation which included an overview of the application.

Angela Mariani and Peter Gregor, representing Wellings of Whitby Inc., provided a PowerPoint presentation which included a detailed overview of the application.

Angela Mariani and Peter Gregor answered a question regarding confirmation that the height and massing of the two buildings would remain the same and that there would only be changes to the interior of the buildings.

There were no submissions from the public.

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.

**4. Planning and Development (Planning Services) Department Report, PDP 34-22**

Re: Draft Proposed Official Plan Amendment – Downtown Whitby Community Secondary Plan

Catherine Jay, Partner, and Paul Lowes, Partner, SGL Planning and Design Inc., representing the Town of Whitby, provided a PowerPoint presentation which included an overview of the Draft Proposed Official Plan Amendment pertaining to the Downtown Whitby Community Secondary Plan.

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

Max Lysyk, 71 Southwood Street, Oshawa, stated that he was representing George Lysyk & Sons Ltd., 700 Dundas Street West. He advised that he was in support of the proposed Official Plan Amendment regarding the land use designations and the building heights specifically related to his Dunlop Street property. Mr. Lysyk advised that he has been working with Town Staff and indirectly with the consulting team to ensure his concerns were addressed.

There were no further submissions from the public.

Staff advised that the study has gone through significant consultation including the online engagement and survey tools on Connect Whitby, three Virtual Community Open Houses for each of the phases, and notice to residents and property owners within the study area to obtain as much engagement and input into the process as possible.

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 8:17 p.m.