

**1.58 ACRES** | INDUSTRIAL LAND FOR SALE

# PREMIER DEVELOPMENT LAND

**SPACE. ACCESS. OPPORTUNITY.**



**STRATEGIC  
WHITBY LOCATION**



**1.58 ACRES  
INDUSTRIAL DEVELOPMENT LAND**



**EASY ACCESS  
TO HWYS 401, 407 & 412**

**BURNS ST. E**  
WHITBY | ON

**FOR MORE INFORMATION, CONTACT:**

**IAN MACNEIL**

Broker Of Record

**289 688 9222**

[ian.macneil@stoneleighmgmt.ca](mailto:ian.macneil@stoneleighmgmt.ca)

**MIKE MACNEIL**

Real Estate Salesperson

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**MAIN OFFICE:**










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**Email:** [info@stoneleighmgmt.ca](mailto:info@stoneleighmgmt.ca)

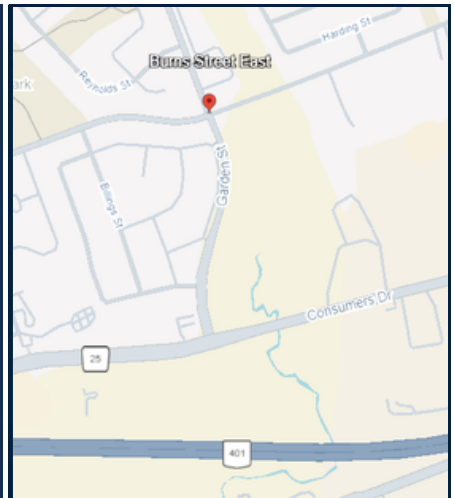
**Website:** [stoneleighmgmt.ca](http://stoneleighmgmt.ca)

# EXECUTIVE SUMMARY

## PROPERTY HIGHLIGHTS:

	<b>Location:</b>	Burns St. E
	<b>Municipality/Area:</b>	Whitby, Durham Region
	<b>Lot Size:</b>	1.58 Acres   Raw Land
	<b>Total Area:</b>	68,825 Sq. Ft
	<b>Zoning:</b>	M1-A - Select Industrial
	<b>Lot Frontage:</b>	78.82 M +/-
	<b>Lot Depth:</b>	103M +/-
	<b>Services:</b>	Full municipal services are available at the lot line.
	<b>Description:</b>	Vacant Industrial Land

## STRATEGIC LOCATION



 MINUTES TO HWY 401

 M1-A ZONING

 FULL MUNICIPAL SERVICES AT LOT-LINE

## ZONING - M1-A | Permitted Uses

Permitted uses include:

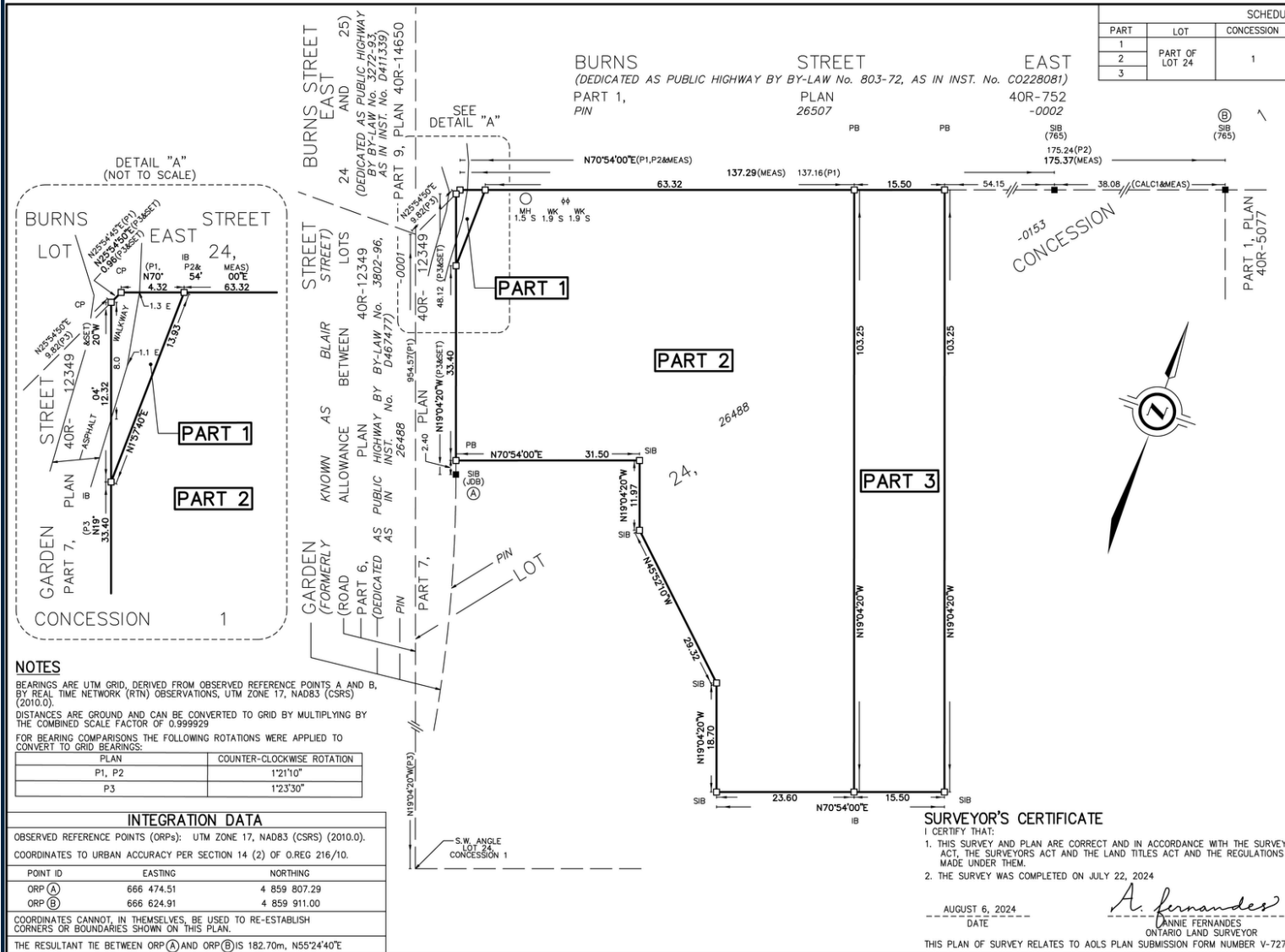
 **INDUSTRIAL**  
Industrial, manufacturing, warehousing, assembly plants, and related storage uses.

 **COMMERCIAL**  
Offices, restaurants, banks, parking lots, public garages, and commercial schools.

 **RECREATIONAL / ENTERTAINMENT**  
Places of entertainment and accessory recreational uses, where permitted.

 Purchaser/tenant to verify all zoning and permitted uses with the Town of Whitby.

# PLAN OF SURVEY



SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (ha.)
1	PART OF LOT 24	1	PART OF 26488-0153	0.003
2				0.481
3				0.160

**PLAN 40R-32689**  
 Received and deposited  
 August 8<sup>th</sup>, 2024  
 Jamila Barrett  
 Representative for the  
 Land Registrar for the  
 Land Titles Division of  
 Durham (No.40)

PLAN OF SURVEY OF  
**PART OF LOT 24**  
**CONCESSION 1**  
 (GEOGRAPHIC TOWNSHIP OF WHITBY)  
 NOW IN THE  
**TOWN OF WHITBY**  
 REGIONAL MUNICIPALITY OF DURHAM  
 SCALE 1 : 500

THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 356mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500  
 J.D. BARNES LIMITED

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- PB DENOTES PLASTIC BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- MEAS DENOTES MEASURED
- JDB DENOTES J.D. BARNES LIMITED
- 765 DENOTES HORTON & WALLACE LIMITED, O.L.S.
- P1 DENOTES PLAN 40R-752
- P2 DENOTES PLAN 40R-5077
- P3 DENOTES PLAN 40R-12349
- CALC1 DENOTES CALCULATED FROM P1 AND P2
- φ WK DENOTES WATER KEY
- MH DENOTES MANHOLE

ALL SET SIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.G. 525/91.

**NOTES**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999929

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS:

PLAN	COUNTER-CLOCKWISE ROTATION
P1, P2	1°21'10"
P3	1°23'30"

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).  
 COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.R.G. 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	666 474.51	4 859 807.29
ORP (B)	666 624.91	4 859 911.00

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 182.70m, N55°24'40"E

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON JULY 22, 2024

AUGUST 6, 2024  
 DATE

*A. Fernandes*  
 ANNIE FERNANDES  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-72755

**J.D. BARNES LIMITED**  
 SURVEYING  
 MAPPING  
 GIS

LAND INFORMATION SPECIALISTS  
 110 SCOTIA COURT, UNIT 3K, WHITBY, ON L1N 8Y7  
 T: (905) 723-1212 F: (905) 723-4234 www.jdbarnes.com

DRAWN BY: S.S.	CHECKED BY: A.F.	REFERENCE NO.: 24-25-282-00
PLOTTED: 8/6/2024		DATED: 8/6/2024



# NEIGHBOURHOOD & AMENITIES

## AREA HIGHLIGHTS:



### • HIGHWAY 401 ACCESS

Burns St. E is located just north of Highway 401, supporting efficient east-west connectivity across Durham Region and the GTA East.



### • GARDEN ST. FRONTAGE

Positioned at Garden St. and Burns St. E, the site benefits from visible frontage and straightforward local access.



### • ESTABLISHED EMPLOYMENT CORRIDOR

Located within Whitby's established employment area, surrounded by industrial, service-commercial, and business park uses.



### • CONSUMERS DRIVE AMENITIES

Nearby Consumers Dr. provides access to restaurants, fuel, retail, and day-to-day conveniences for future staff and visitors.



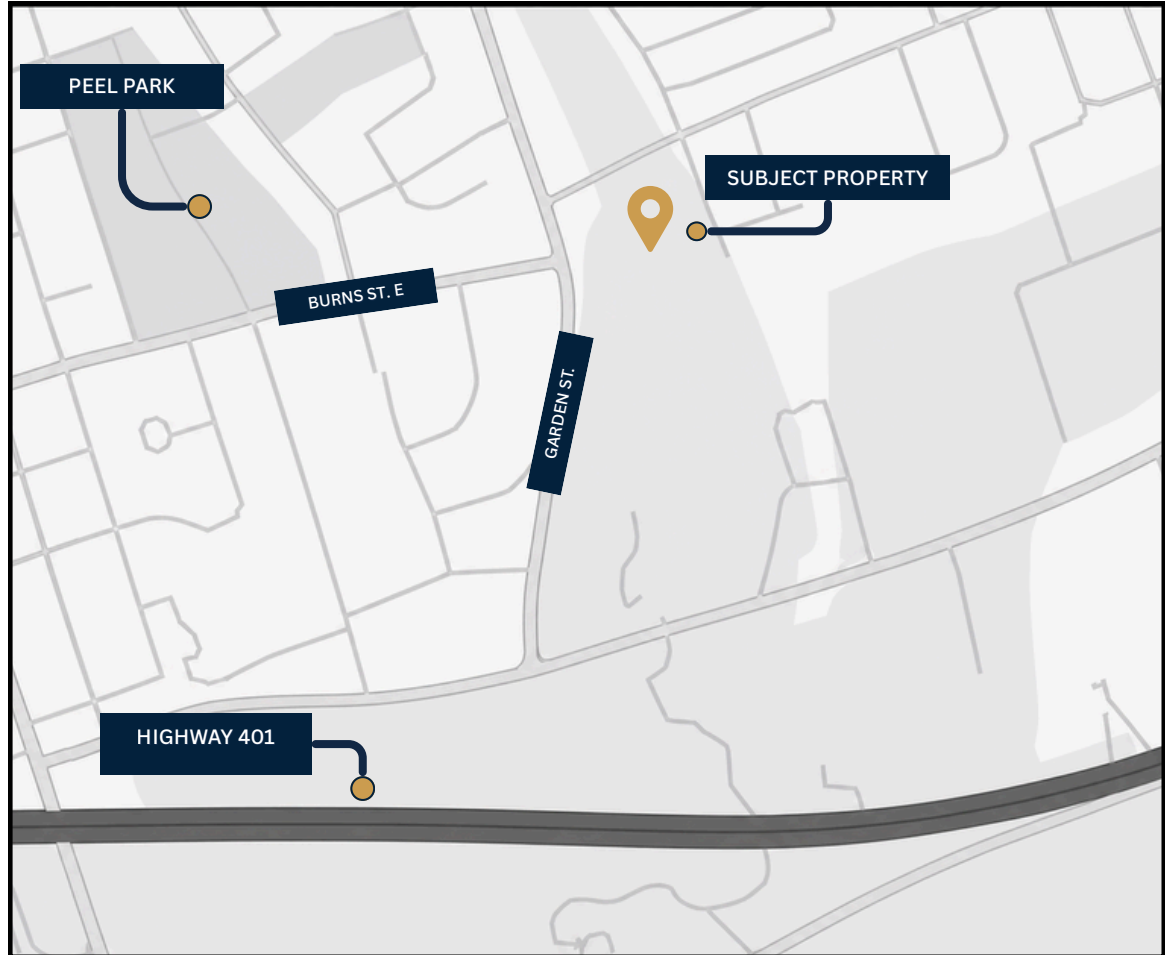
### • DEVELOPMENT FLEXIBILITY

As vacant industrial land, the site supports flexible planning for building design, access, circulation, branding, and future operations.



### • MUNICIPAL SERVICES AT LOT LINE

Full municipal services are available at the lot line, supporting future development potential.



MINUTES TO  
HWY 401



GARDEN ST.  
FRONTAGE



MUNICIPAL SERVICES  
AT LOT LINE



BURNS ST E.  
WHITBY | ON

**STONELEIGH**  
Management Inc.  
Real Estate Brokerage

# LOCATION OVERVIEW

## SUMMARY:



### • STRATEGIC GTA EAST LAND POSITIONING

Located in Whitby's established employment corridor, Burns St. E offers a rare industrial land opportunity within the GTA East, with access to Durham Region, the broader GTA, and eastern Ontario corridors.



### • HIGHWAY 401 PROXIMITY

Positioned just north of Highway 401, the site supports efficient east-west movement across Whitby, Oshawa, Ajax, Pickering, and the broader regional highway network.



### • ACCESS TO HIGHWAYS 412 & 407

Via Highway 401, the property benefits from convenient regional connectivity to Highways 412 and 407, supporting broader access across the eastern GTA.



### • ESTABLISHED EMPLOYMENT NODE

Surrounded by industrial, warehousing, service-commercial, and business park uses, the property is positioned within a proven Whitby employment area.



### • DEVELOPMENT- READY LAND OPPORTUNITY

As vacant industrial land with municipal services available at the lot line, Burns St. E offers flexibility for future site planning, access, circulation, and long-term development potential.

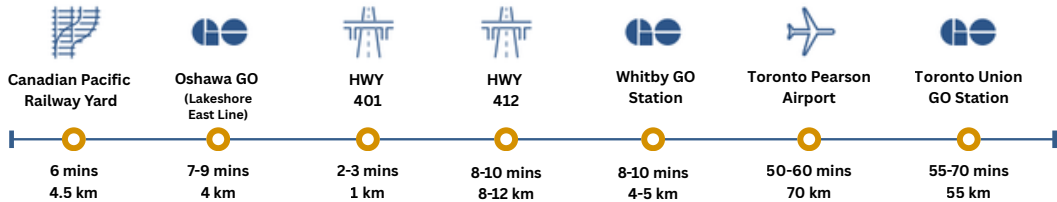


### • LONG-TERM LOCATION VALUE

With limited industrial land supply across established GTA East nodes, Burns St. E represents a well-positioned opportunity for users and investors seeking long-term value in a supply-constrained market.



## DRIVE TIMES



**BURNS ST E.**  
WHITBY | ON



**STONELEIGH**  
Management Inc.  
Real Estate Brokerage

# PROPERTY IMAGES



**AERIAL SITE OVERVIEW**



**SOUTH-FACING SITE VIEW**



**GARDEN ST. & BURNS ST. E  
ACCESS**



**SITE INTERIOR &  
SURROUNDING AREA**

**VISUAL CONCEPT**



## FOR MORE INFORMATION, CONTACT:

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