

To: Economic and Development Services Committee

From: Anthony Ambra, P. Eng., Commissioner,
Economic and Development Services Department

Report Number: ED-25-49

Date of Report: April 30, 2025

Date of Meeting: May 5, 2025

Subject: Application for Approval of a Draft Plan of Subdivision,
2375 Ritson Road North, Menkes Ritson Road Inc.

Ward: Ward 1

File: S-O-2025-01

1.0 Purpose

The purpose of this Report is to provide background information for the Planning Act public meeting on the applications submitted by Menkes Ritson Road Inc. (the “Applicant”) for approval of a draft plan of subdivision (File: S-O-2025-01) which proposes to create eight (8) blocks consisting of three (3) employment blocks, a future development block, a stormwater management pond block, two (2) open space blocks and a road widening block, in addition to a new local road, located on lands forming part of 2375 Ritson Road North (the “Subject Site”).

Attachment 1 is a map showing the location of the Subject Site and the existing zoning in the area.

Attachment 2 is a context map showing the Subject Site and other surrounding lands owned by the Applicant.

Attachment 3 is a copy of the proposed draft plan of subdivision S-O-2025-01 submitted by the Applicant.

Attachment 4 is a copy of a concept plan for the proposed employment blocks in the draft plan of subdivision submitted by the Applicant.

Attachment 5 is a copy of Schedule ‘A’, Land Use, from the Oshawa Official Plan showing the location of the Subject Site.

Attachment 6 is a list of the uses permitted in the PI-A(2) (Prestige Industrial) Zone, SI-A(20) (Select Industrial) Zone and GI(5) (General Industrial) Zone.

A notice advertising the public meeting was mailed to all assessed property owners within 120 metres (400 ft.) of the Subject Site and to all required public bodies. In addition, a sign giving notice of the application has been posted on the Subject Site. Notice was also provided in accordance with the City's Public Notice Policy GOV-23-02.

The notice regarding the public meeting provided an advisory that the meeting is open to the public and will take place in person in the Council Chamber at Oshawa City Hall. Members of the public wishing to address the Economic and Development Services Committee through electronic means rather than appear in-person to make a delegation were invited to register their intent to participate electronically by 12:00 p.m. on May 2, 2025.

2.0 Recommendation

That, pursuant to Report ED-25-49 dated April 30, 2025, concerning the application submitted by Menkes Ritson Road Inc. for approval of a draft plan of subdivision (File: S-O-2025-01) to permit the development of eight (8) blocks consisting of three (3) employment blocks, a future development block, a stormwater management pond block, two (2) open space blocks and a road widening block, and a new local road, on lands forming part of 2375 Ritson Road North, staff be directed to further review and prepare a subsequent report and recommendation back to the Economic and Development Services Committee. This direction does not constitute or imply any form or degree of approval.

3.0 Input from Other Sources

3.1 Other Departments and Agencies

The subject application has been circulated for comment and the identification of issues to a number of departments and agencies. These comments and issues will be considered and reported on, as appropriate, in a subsequent staff report which will provide a recommendation on the application.

4.0 Analysis

4.1 Background

The Subject Site is generally located on the east side of Ritson Road North, south of Winchester Road East, on the northerly portion of the lands municipally known as 2375 Ritson Road North (see Attachment 1).

The following is background information concerning the subject application:

Item	Existing	Requested/Proposed
Durham Regional Official Plan (Envision Durham) Designation	Employment Area, and, for the portion of the proposed draft plan located within the Greenbelt Boundary, Major Open Space	No change

Item	Existing	Requested/Proposed
Oshawa Official Plan Designation	Industrial, Open Space and Recreation and, for the portion of the proposed draft plan located within the Greenbelt Boundary, partially Prime Agricultural	No change
Zoning By-law 60-94	<ul style="list-style-type: none"> ▪ PI-A(2) “h-98” (Prestige Industrial) ▪ SI-A(20)/GI(5) “h-98” (Select Industrial/General Industrial) ▪ OSE(1) (Environmentally Sensitive Open Space) ▪ AG-A (Agricultural) 	No change
Use	Agricultural use without buildings or structures and a telecommunication tower. The Enbridge Pipeline traverses the southwest corner of the Subject Site.	Eight (8) blocks consisting of three (3) employment blocks (Blocks 1 – 3), one (1) future development block (Block 4), one (1) stormwater management pond block (Block 5), two (2) Natural Heritage System blocks (Blocks 6 and 7), and a road widening block (Block 8), in addition to a new local road

The following land uses are adjacent to the Subject Site:

- **North** A section of Given Road and four (4) single detached dwellings along the south side of Given Road
- **South** Agricultural land; however, a residential draft plan of subdivision (File: S-O-2014-06) submitted by the Applicant has been draft approved for these lands, including the westernmost section of the future Nancy Diamond Boulevard where it abuts the Subject Site
- **East** A Hydro One corridor, beyond which are agricultural lands owned by the Applicant, beyond which is the unopened Wilson Road North road allowance
- **West** Ritson Road North, beyond which are single detached dwellings, Kedron Dells Golf Course and the TransCanada and Enbridge pipelines corridor

The following are the proposed development details for the Subject Site:

Site Statistics Item	Measurement
Gross Area of Draft Plan (including road widening)	18.3 ha (45.22 ac.)
Net Area of Employment Blocks and Future Development Block (Blocks 1 to 4)	14.45 ha (35.71 ac.)
Area of Stormwater Management Pond (Block 5)	2.27 ha (5.61 ac.)
Area of Natural Heritage System Blocks (Blocks 6 and 7)	0.8 ha (1.98 ac.)
Area of Road Widening Block (Block 8)	0.01 ha (0.025 ac.)

4.2 Durham Regional Official Plan

The new Durham Regional Official Plan (“Envision Durham”) was approved by the Province of Ontario and came into effect on September 3, 2024. However, effective January 1, 2025, the Ontario Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”), classifies the Regional Municipality of Durham as an upper-tier municipality without planning responsibilities. The Planning Act stipulates that the portions of an official plan of an upper-tier municipality without planning responsibilities that apply to a lower-tier municipality (e.g., the City of Oshawa) are deemed to constitute an official plan of the lower-tier municipality, and its plan remains in effect until the lower-tier municipality revokes it or amends it. This means that Envision Durham is an official plan of the City of Oshawa as it relates to the City of Oshawa.

The Subject Site is designated primarily as Employment Area in Envision Durham. A small portion of the Subject Site along the northwest and north-central portions of the northerly property boundary is designated Major Open Space Area within the Greenbelt Boundary. The component of the Subject Site designated as Employment Area is also located within the 2051 Urban Expansion Area.

Employment Areas are intended to be typically situated along or near major transportation corridors with separation and buffering from adjacent Community Areas. This provides for attractive and suitable locations for uses such as manufacturing, warehousing, storage, assembly and processing. Industrial forms of development are directed to locate within designated Employment Areas.

Major Open Space Areas are a component of the Region’s Greenlands System that generally follow major permanent and/or intermittent stream and valleys and contain high concentrations of key natural heritage features and key hydrologic features. Outside of the Urban Area Boundary, Major Open Space Areas can also include prime agricultural lands and rural lands.

Lands within the 2051 Urban Expansion Area were added to the Urban Boundary through the latest Regional municipal comprehensive review and are subject to a specific set of policies to guide their further detailed planning and implementation at the area municipal level.

Map 2a, Regional Natural Heritage System, of Envision Durham identifies components of Regional Natural Heritage System on the Subject Site, namely, at the northwest corner of the Subject Site and in the centre of the site, both of which contain tributaries associated with the Oshawa Creek.

The policies and provisions of Envision Durham will be considered during the further processing of the subject application.

4.3 Oshawa Official Plan

The majority of the Subject Site is designated as Industrial in the Oshawa Official Plan (the "O.O.P."). Lands within part of the central portion of the Subject Site are associated with a tributary of the Oshawa Creek and are designated as Open Space and Recreation. In addition, the northwest corner of the Subject Site is designated as Prime Agricultural and Open Space and Recreation within the Greenbelt Boundary.

The O.O.P. specifies, in part, that lands designated as Industrial shall generally be used for manufacturing, warehousing and storage, assembly, processing including reclaiming and recycling, research and development facilities, corporate offices, utility functions and transportation terminals, subject to the relevant policies of this Plan. In addition, subject to the inclusion of appropriate provisions in the zoning by-law, the following land uses may also be permitted in appropriate locations in areas designated as Industrial: industrially oriented sales, service and office operations such as truck and machinery operations, equipment repair, merchandise service shops and building or contracting yards; community and recreational uses such as facilities for day care and recreation that are municipally owned and operated; vehicle fuel stations; and, on a limited basis in accordance with Policy 2.4.1.6, certain commercial, community and recreational uses such as banks, offices other than corporate or industrially oriented offices, restaurants, banquet facilities, personal service and retail uses, fraternal organizations and athletic clubs provided that such uses are compatible with industrial uses in the area.

Policy 2.4.5.21 of the O.O.P. states:

"2.4.5.21 Notwithstanding any policy of this Plan to the contrary, the lands within the North Kedron Industrial Area, generally located on the east side of Ritson Road North, south and west of Highway 407 East, and north of Nancy Diamond Boulevard, may only be developed for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities but shall exclude institutional and commercial uses, including retail and office uses not associated with the primary employment uses listed above, as well as public service facilities. In this regard, public service facilities means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, long-term care

services, and cultural services. For greater clarity, public service facilities does not mean physical structures (facilities or corridors) that form the foundation for development, including sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, active transportation systems, oil and gas pipelines and associated facilities, and municipal growth-related operations and maintenance facilities.”

The O.O.P. also states that lands designated as Open Space and Recreation within the Major Urban Area shall be predominantly used for recreation, conservation, reforestation, cemeteries, allotment gardens, community gardens, nursery gardening, existing golf courses and campgrounds. These uses shall have regard for the natural environment shall be compatible with their surroundings and shall be subject to the inclusion of appropriate provisions in the zoning by-law. Where appropriate, areas designated as Open Space and Recreation shall provide opportunities for physical activity, such as walking and cycling, including connections in support of the City’s active transportation network.

Schedule ‘D-1’, Environmental Management, of the O.O.P. shows the Oshawa Creek, its tributaries and associated floodplain, and a portion of the lands on the south side of Given Road as part of the City’s Natural Heritage System and as also Hazard Lands. The Natural Heritage System refers to a connected system of environmental components consisting of key natural heritage features, key hydrologic features, riparian corridors and areas identified for natural cover regeneration/reforestation that will improve connectivity and habitat. It is intended to achieve a linked open space and natural heritage system.

When opportunities for public ownership arise, Policy 5.4.15 of the O.O.P. requires that all reasonable efforts be made to support the acquisition and/or conveyance of lands within the Natural Heritage System for natural heritage conservation purposes.

Schedule ‘F1-A’, Natural Heritage System Components, of the O.O.P. identifies a small portion of the Oshawa Creek tributary system centrally located on the Subject Site adjacent to Ritson Road North as well as within a portion of the northwest corner of the site south of Given Road. These components comprise areas shown on Schedule ‘F1-A’ as Key Natural Features and Key Hydrologic Features and also as Riparian Corridors.

The Applicant has submitted an Environmental Impact Study to address the development of the lands identified as Natural Heritage System and its constituent components identified as Key Natural Heritage Features and Key Hydrologic Features and as Riparian Corridors.

Hazard Lands shall be used predominately for the preservation and conservation of land and/or the environment. These lands shall be managed in a manner to complement adjacent land uses and protect adjacent lands from any physical hazards or their effects.

The O.O.P. also states that lands designated as Prime Agricultural on Schedule “A” shall be used predominantly for agricultural, agricultural-related and secondary agricultural uses. The establishment of non-agricultural uses in Prime Agricultural areas shall be strictly limited to forest, fish and wildlife management, conservation, infrastructure, mineral aggregate extraction as an interim use pursuant to Policy 2.9.1.8, uses pursuant to Policy 2.5.1.4, and existing uses, in accordance with the policies of this Plan, and the Oak Ridges Moraine Conservation Plan and Greenbelt Plan where applicable.

The proposed stormwater management pond (Block 5) is partially within the Greenbelt Protected Countryside Area Boundary but outside of the Natural Heritage System and Hazard Lands identified on Schedule ‘D-1’, Environmental Management.

Policy 5.14.7.1 states that stormwater management facilities are prohibited in those components of the Natural Heritage System that are the subject of Policy 5.4.4 and any associated buffer, including a Vegetation Protection Zone, except where they coincide with those portions of the Greenbelt Protected Countryside Area traversed by major river valleys that connect the Oak Ridges Moraine to Lake Ontario. In these areas, naturalized stormwater management facilities are permitted provided that they are located a minimum of 30 metres (98 ft.) away from the edge of the river/stream and in the Vegetation Protection Zone of any abutting key natural heritage or key hydrologic features.

Additionally, Policy 5.14.7.2 states that applications for development and site alteration in the Greenbelt Protected Countryside Area shall be accompanied by a stormwater management plan which demonstrates that:

- (a) Planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;
- (b) Where appropriate, an integrated treatment approach shall be used to minimize stormwater management flows and structures through such measures as lot level controls and conveyance techniques such as grass swales; and,
- (c) Applicable recommendations, standards or targets within watershed plans and water budgets are complied with.

Schedule ‘B’, Road Network, of the O.O.P. identifies Ritson Road North and Winchester Road East as Type ‘B’ Arterial Roads, while Given Road is a local road.

The policies and provisions of the O.O.P. will be considered during the further processing of the subject application.

4.4 Zoning By-law 60-94

The Subject Site is currently zoned as follows (see Attachment 1):

- The western and southern portions of the Subject Site adjacent to Ritson Road North and the future Nancy Diamond Boulevard right-of-way are zoned PI-A(2) “h-98” (Prestige Industrial);

- The northwest portion of the Subject Site is zoned AG-A (Agricultural);
- The central portion of the Subject Site forming part of a tributary of the Oshawa Creek is zoned OSE (1) (Environmentally Sensitive Open Space). This area generally corresponds to the limits of the Open Space and Recreation designation shown for this area in the O.O.P.; and,
- The balance of the lands are zoned SI-A(20)/GI(5) (Select Industrial/General Industrial) “h-98”.

The area of the proposed draft plan of subdivision proposed for employment and future development uses is zoned PI-A(2) “h-98”, SI-A(20)GI(5) “h-98” and OSE(1).

The PI-A(2), SI-A(20) and GI(5) Zones were recently introduced to Zoning By-law 60-94 through a City-initiated amendment for the North Kedron Industrial Area, which was approved by Council on January 27, 2025 pursuant to Report ED-25-01 dated January 8, 2025. Attachment 6 outlines the uses permitted in these three Industrial zones.

The purpose of the “h-98” holding symbol is to ensure that:

- (a) Site plan approval is obtained from the City;
- (b) Appropriate arrangements including, but not necessarily limited to, supplementary work building off of the July 2019 Kedron Part II Planning Area Master Environmental Servicing Plan Addendum in order to identify servicing requirements for the North Kedron Industrial Area, are made for the provision of adequate sanitary, water, stormwater management and transportation services, to the satisfaction of the City, the Region and the Central Lake Ontario Conservation Authority (“C.L.O.C.A.”); and,
- (c) Appropriate engineering and environmental impact studies are undertaken to address any potential environmental impacts on natural hazards and the natural heritage system to the satisfaction of the City and the C.L.O.C.A., including the requirement that development shall not create new or aggravate existing hazards.

Article 3.8.14 of Zoning By-law 60-94 stipulates that the boundaries of the OSE(1) (Environmentally Sensitive Open Space) Zone within the North Kedron Industrial Area may be adjusted following the preparation of either or both an Environmental Impact Study or Engineering Study to the satisfaction of the City and C.L.O.C.A. The Applicant has submitted engineering studies and environmental studies to confirm the actual limits of the core system components of the Oshawa Creek that are located on the Subject Site. This detailed investigation of the ecological functionality of these system components is intended to demonstrate that within the area zoned OSE(1), they are not core system components, and can be eliminated without compromising the environmental and ecological functionality of the Oshawa Creek system.

No zoning changes are proposed given that the Applicant intends to develop the lands with employment uses in accordance with the provisions of the PI-A(2), SI-A(20) and GI(5) Zones.

Article 5.7.1 of Zoning By-law 60-94 stipulates that earth berms and storm water management facilities are permitted uses in any zone, with the exception of new storm water management facilities in any OS-ORM (Oak Ridges Moraine Open Space) Zone per Article 5.7.2.

The subject application will be reviewed against the provisions of Zoning By-law 60-94 during the further processing of the application.

4.5 Subdivision Design/Land Use Considerations

The proposed draft plan of subdivision consists of a total of eight (8) blocks featuring three (3) employment blocks (Blocks 1 to 3), one (1) future development block (Block 4), one (1) stormwater management pond block (Block 5), two (2) Natural Heritage Systems blocks (Block 6 and Block 7), and a road widening block dedicated for the northeastern sight triangle at the planned intersection of Ritson Road North and the future Nancy Diamond Boulevard right-of-way (Block 8). A new local road is also proposed (see Attachment 3).

Driveway access to each employment block will be accessed via the new local road (described as “Street A” on the proposed draft plan of subdivision) extending northward from the future Nancy Diamond Boulevard and terminating in a cul-de-sac (see Attachment 3).

The Applicant has submitted a concept plan showing how the employment blocks could be developed with new industrial buildings (see Attachment 4). The concept shows five (5) new industrial buildings on Blocks 1 to 3 with a combined total of 62,561 square metres (673,401 sq. ft.) of floor space.

The Applicant also owns the lands to the east beyond the Hydro One corridor which are similarly zoned. The Applicant intends to develop those lands in the future once arrangements have been made to design and construct Wilson Road North between Nancy Diamond Boulevard and Winchester Road East. The design of the subject draft plan of subdivision would accommodate storm water from the future industrial development owned by the Applicant east of the Hydro One corridor.

The Applicant also owns the lands to the south beyond future Nancy Diamond Boulevard, for which a draft plan of subdivision (File: S-O-2014-06) has been draft approved. This draft plan includes areas for residential dwellings, elementary schools, parks, local roads and an open space corridor following the alignment of the Enbridge Pipeline and Trans-Canada Pipeline. The Applicant intends to register the first phase of this subdivision in 2025 (south of the pipelines).

In support of the proposed development the Applicant has submitted a variety of plans and documents, including:

- Draft Plan of Subdivision
- Concept Plan
- Topographical Survey
- Woodlot Dripline and Top of Bank Sketches

- Arborist Report
- Stage 1 Archaeological Assessment
- Water Well and Septic Survey
- Environmental Impact Study
- Functional Servicing and Stormwater Management Report
- Geotechnical Investigation
- Hydrogeological Investigation
- Phase One Environmental Site Assessment
- Planning Justification Brief
- Slope Stability Assessment
- Transportation Impact Study

Detailed design matters will be reviewed during the further processing of the application to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies. This Department will conclude its position on the subdivision design after it has received and assessed comments from the circulated departments, agencies and the public.

Some of the specific matters this Department will be reviewing during the further processing of the subject application include:

- (a) The appropriateness of the proposed subdivision design;
- (b) Environmental management, including removal of the headwater drainage feature associated with the Oshawa Creek;
- (c) Development limits;
- (d) Servicing and stormwater management matters, including the proposed stormwater management pond partly within the Greenbelt Protected Countryside Area Boundary on the Subject Site;
- (e) Transportation considerations;
- (f) The length of the proposed new local road (Street A on the proposed draft plan – see Attachments 3 and 4) which currently exceeds the City's permitted maximum cul-de-sac road length of 250 metres (820 ft.);
- (g) The logistics of the Bell telecommunication tower and the existing easement over the Subject Site from Ritson Road North serving the tower which would run through a public road (Street A) (see Attachments 3 and 4);
- (h) The intended use and development of Future Development Block 4 given the constraints related to the shape and size of the block, the Bell telecommunication tower easement and the Enbridge Pipeline easement;
- (i) Noise attenuation;
- (j) Archaeological matters;

- (k) Coordination with the planned extension of Nancy Diamond Boulevard; and,
- (l) Land use compatibility with the proposed development to the south and the existing residential dwellings along Given Road.

5.0 Financial Implications

There are no financial implications associated with the recommendation in this Report.

6.0 Relationship to the Oshawa Strategic Plan

This Report responds to the Oshawa Strategic Plan Priority Area:

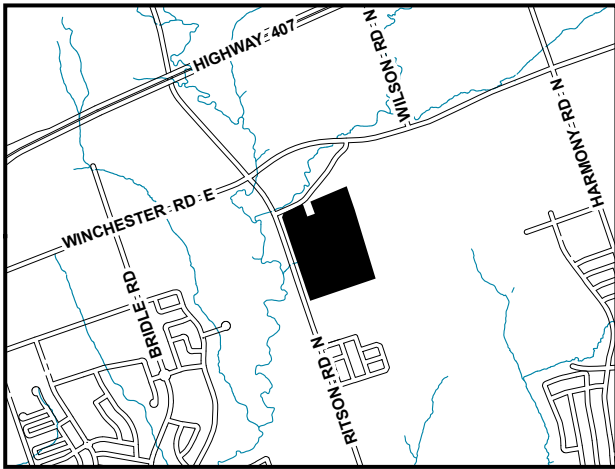
"Lead: Governance and Service Excellence" with the goal to offer community engagement activities that enhance transparency and bring diverse voices and perspectives into decision-making processes.



Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,
Planning Services



Anthony Ambra, P. Eng., Commissioner,
Economic and Development Services Department



**Item: ED-25-49
Attachment 1**

Economic and Development Services

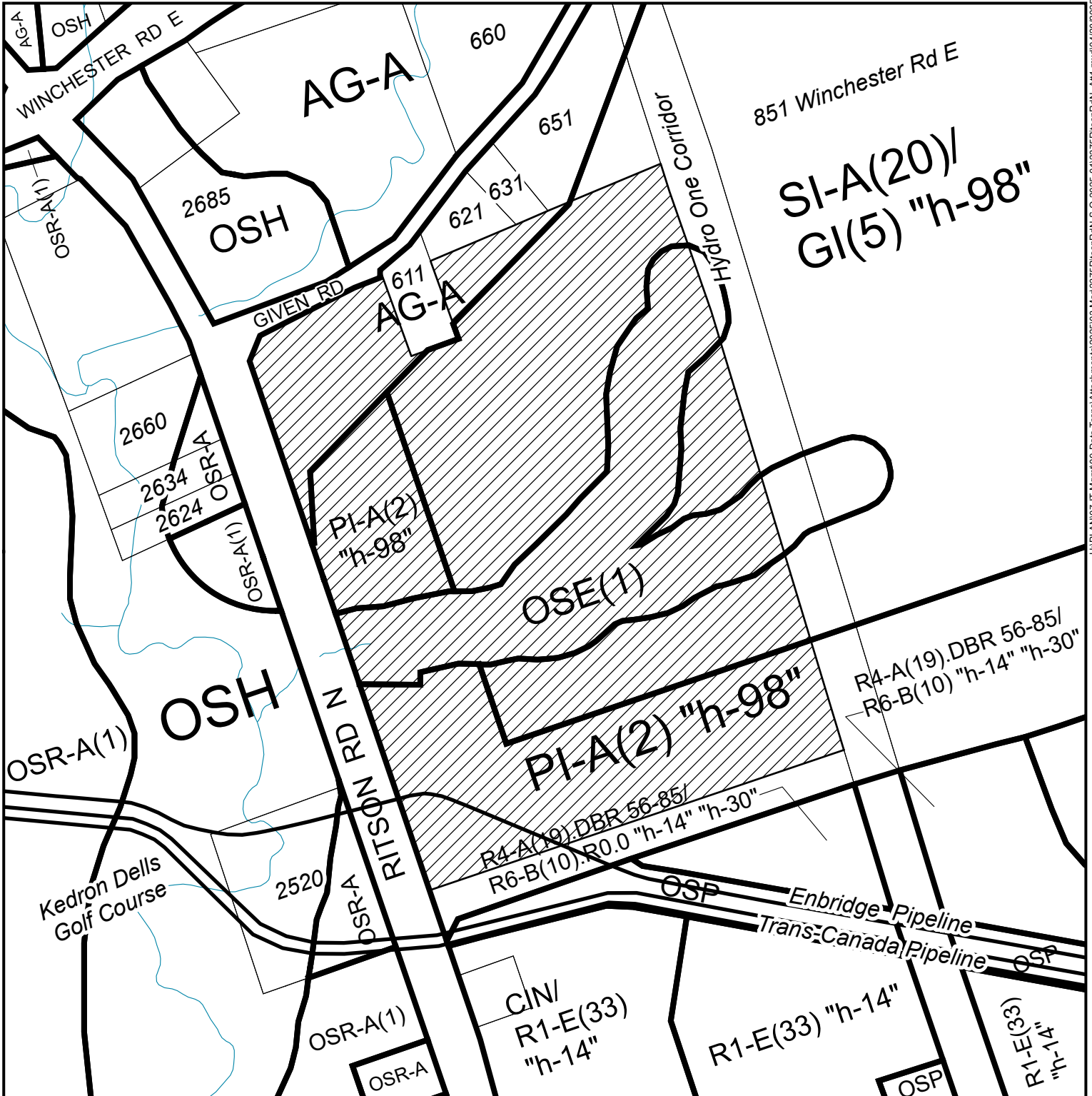
Subject: Application for Approval of a Draft Plan of Subdivision, 2375 Ritson Road North, Menkes
Ritson Road Inc.

Ward: Ward 1

File: S-O-2025-01



Subject Site



Subject: Application for Approval of a Draft Plan of Subdivision,
2375 Ritson Road North, Menkes Ritson Road Inc.

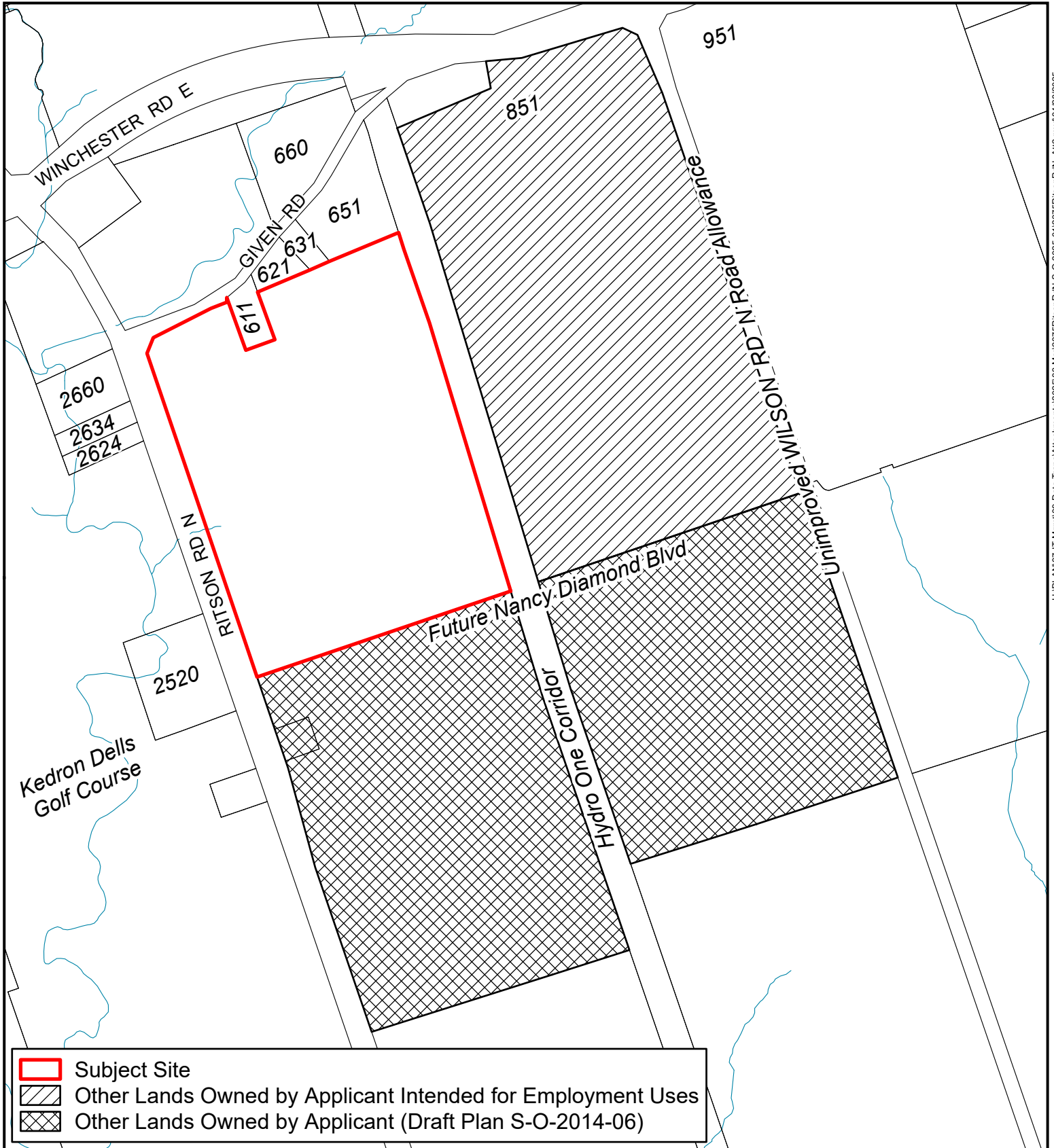
Ward: Ward 1

File: S-O-2025-01

Item: ED-25-49
Attachment 2

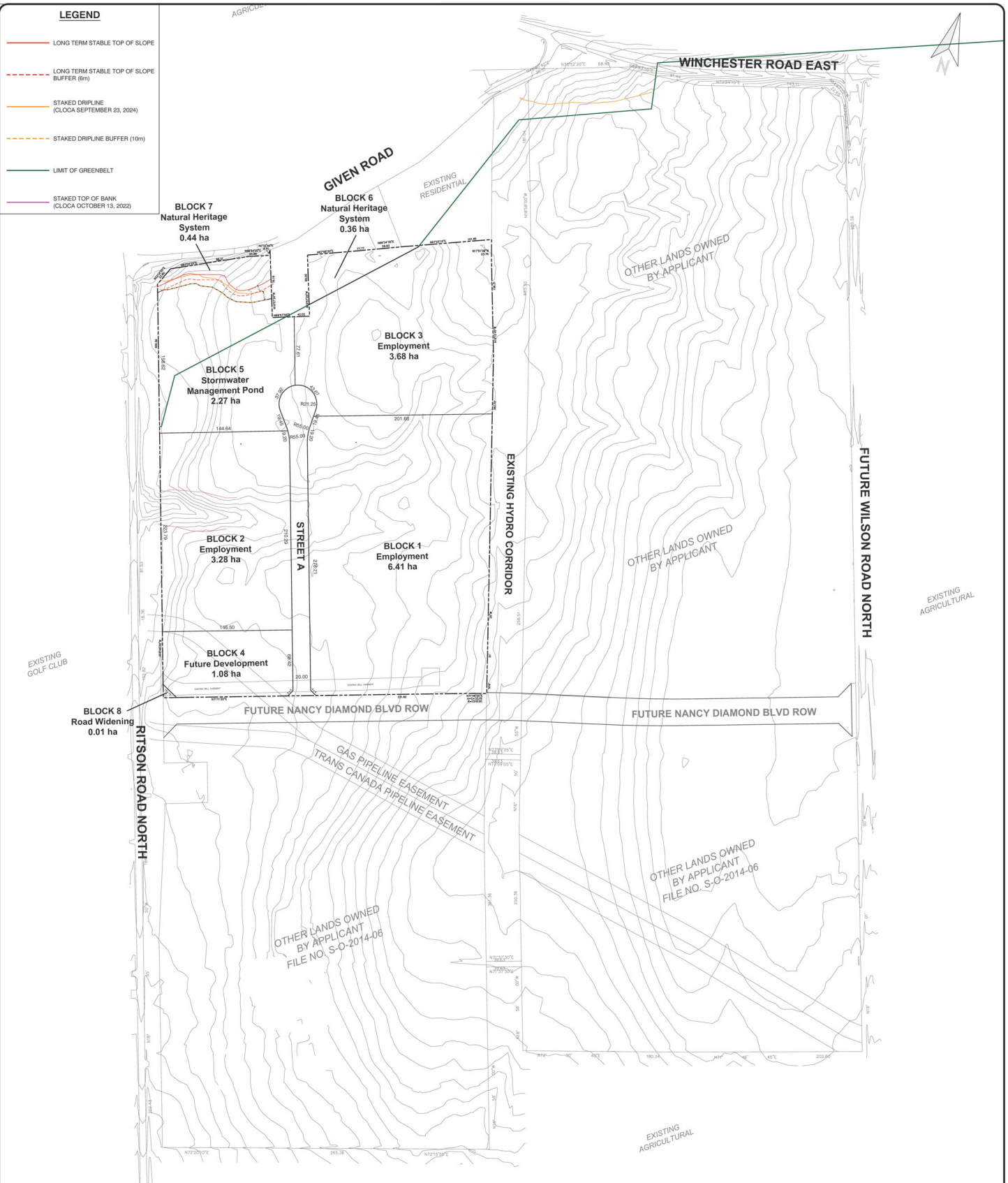


City of Oshawa
Economic and Development Services

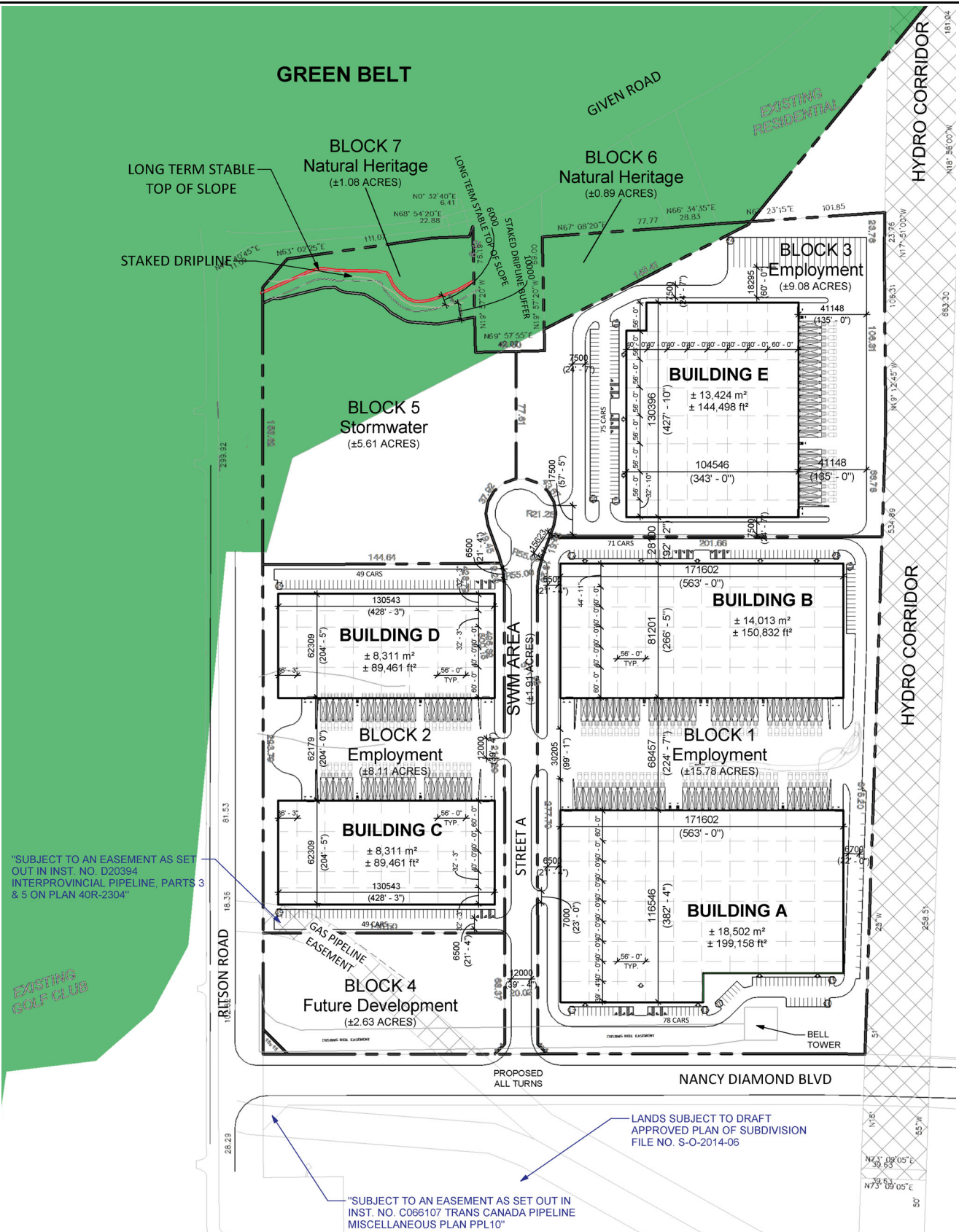


-  Subject Site
-  Other Lands Owned by Applicant Intended for Employment Uses
-  Other Lands Owned by Applicant (Draft Plan S-O-2014-06)

Title: Proposed Draft Plan of Subdivision
Subject: Application for Approval of a Draft Plan of Subdivision,
2375 Ritson Road North, Menkes Ritson Road Inc.
Ward: Ward 1
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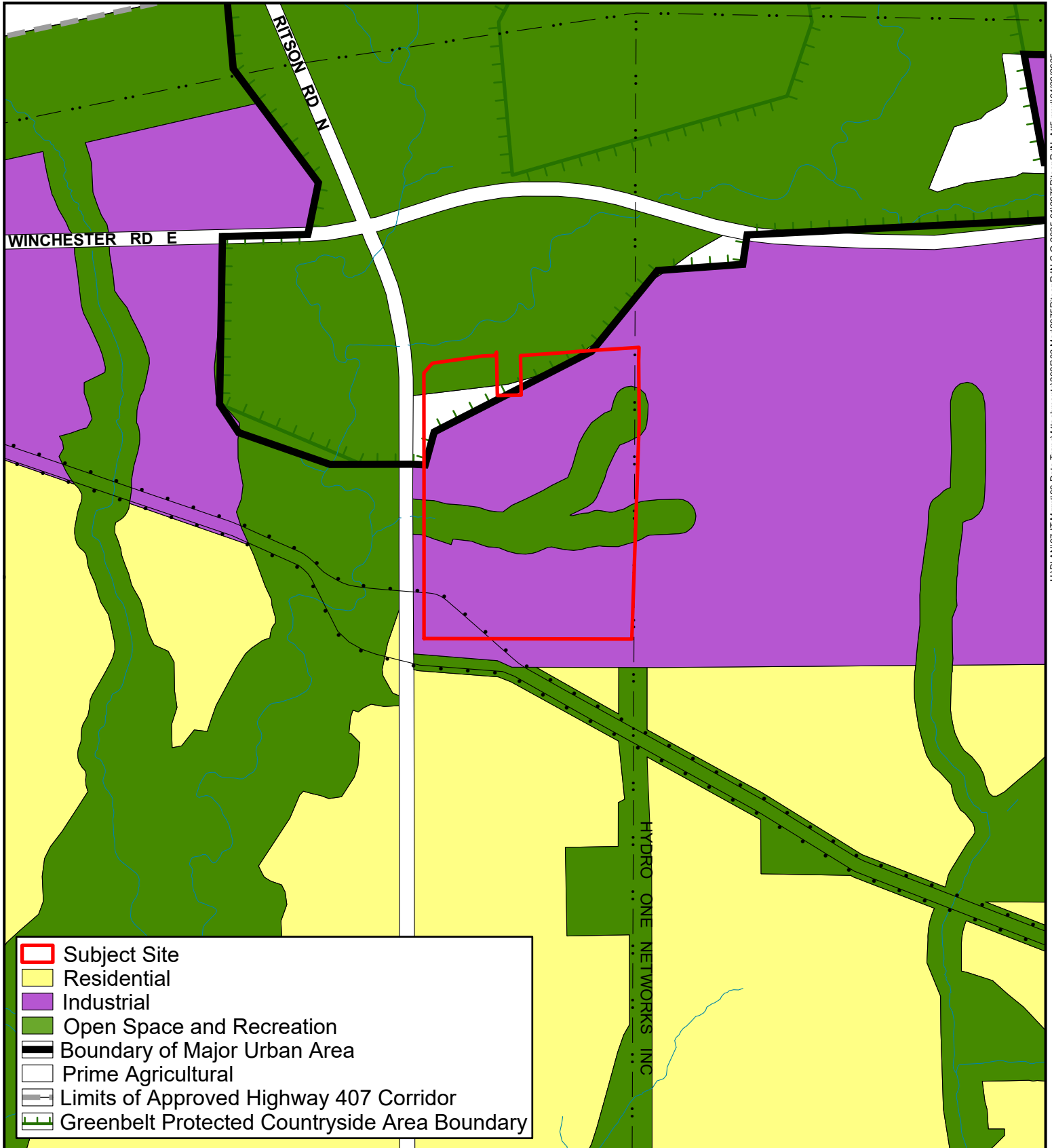
Title: Proposed Concept Plan
Subject: Application for Approval of a Draft Plan of Subdivision,
2375 Ritson Road North, Menkes Ritson Road Inc.
Ward: Ward 1
File: S-O-2025-01



Title: Schedule "A", Land Use, of the Oshawa Official Plan
Subject: Application for Approval of a Draft Plan of Subdivision,
2375 Ritson Road North, Menkes Ritson Road Inc.
Ward: Ward 1
File: S-O-2025-01

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Attachment 5

City of Oshawa
Economic and Development Services



List of Permitted Uses in the PI-A(2) (Prestige Industrial) Zone

- (a) Controlled environment agriculture facility
- (b) Data Processing Centre accessory to any permitted use in the PI-A(2) Zone
- (c) Dry cleaning and laundry plant
- (d) Food preparation plant
- (e) Light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods
- (f) Industrially oriented office accessory to any main use permitted in the PI-A(2) Zone
- (g) Printing establishment
- (h) Retail accessory to any main use permitted in the PI-A(2) Zone
- (i) Research and development establishment in connection with manufacturing
- (j) Sales outlet accessory to any main use permitted in the PI-A(2) Zone
- (k) Warehouse for semi-manufactured or manufactured goods
- (l) Wholesale distribution centre

List of Permitted Uses in the SI-A(20) (Select Industrial) Zone

- (a) Any use permitted in a PI-A(2) Zone
- (b) Outdoor storage accessory to any use permitted in the SI-A(20) Zone

List of Permitted Uses in the GI(5) (General Industrial) Zone

- (a) Any industrial use not mentioned in this subsection which is not obnoxious
- (b) Cleaning or dyeing plant
- (c) Contracting Yard
- (d) Controlled environment agriculture facility
- (e) Dry cleaning and laundry plant
- (f) Food preparation plant
- (g) Industrially oriented office accessory to any main use permitted in the GI(5) Zone
- (h) Manufacturing, processing or assembly industry
- (i) Metal stamping establishment
- (j) Outdoor storage accessory to a permitted use in a GI(5) Zone
- (k) Printing establishment
- (l) Recycling depot
- (m) Recycling operation
- (n) Sales outlet accessory to any permitted use in the GI(5) Zone
- (o) Transport terminal including railway yard
- (p) Underground bulk liquid storage
- (q) Warehouse
- (r) Wholesale distribution centre