



INCORPORATED 1855

TOWN OF WHITBY REPORT

PLANNING ACT PUBLIC MEETING

REPORT TO: Planning and Development Committee	REPORT NO: PL 11-08
DATE OF MEETING: February 11, 2008	FILE NO(S): Z-33-07
PREPARED BY: Planning Department	LOCATION: 176 & 180 Way Street, Brooklin
REPORT TITLE/SUBJECT: Zoning Amendment Application James & Karen Arnold and John & Gloria Cruxton	

1.0 **RECOMMENDATION:**

1. That Planning Report, Item PL 11-08 be received as information; and,
2. That the Planning Department report back to the Planning and Development Committee at such time as the public input and agency comments have been received and assessed.

2.0 **EXECUTIVE SUMMARY:**

N/A

3.0 **ORIGIN:**

The Planning Department is in receipt of a zoning amendment application for the above-captioned properties.

4.0 **BACKGROUND:**

A zoning amendment application was submitted by Tunney Planning Inc. on behalf of James and Karen Arnold, the owners of 176 Way Street, and John and Gloria Cruxton, the owners of 180 Way Street. The application is to amend Town of Whitby Zoning By-law No. 1784, as amended, to change the zone category of the land fronting onto Montgomery Avenue from 'R2-BP' - Residential to 'R2C*-WS' – Residential – Wide Shallow to permit the development of four single detached dwelling lots proposed to be severed from the rear yards of the two existing lots. The existing two lots fronting Way Street are to remain in the 'R2-BP' zone category. The application also requests to make an exception to the 'R2-BP' zone for 176 Way Street to allow for an existing

greenhouse to be setback 1.0m from the proposed rear lot line (see Attachment #2).

The subject properties are designated 'Residential' on Schedule K – Brooklin Secondary Plan of the Town of Whitby Official Plan. The proposed zoning amendment application is in conformity with the Town of Whitby Official Plan.

5.0 DISCUSSION/OPTIONS:

Site Statistics:

Site Location	:	Part of Lot 24, Concession 6, municipally known as 176 & 180 Way Street (see Attachment #1)
Present Use	:	Two single detached lots with one dwelling on each
Proposed Use	:	Four new single detached dwelling lots severed from the rear portion of the two existing lots
Official Plan	:	Region – Living Area Town – Residential
Present Zone Category	:	'R2-BP' – Residential Zone – Brooklin Plan, By-law 1784, as amended
Proposed Zone Category	:	'R2C*-WS' – Residential (R2C*) – Wide Shallow Zone, By-law 1784, as amended, and 'R2-BP' – Residential Zone with an exception to permit an existing greenhouse to be setback 1.0m from the proposed rear lot line
Surrounding Land Uses	:	Single family detached dwellings

6.0 COMMUNICATION ISSUES/PLAN:

Notice of this meeting was mailed to all property owners within 120 metres (400 feet) of the subject property at least fourteen days prior to the meeting. In addition, a public notice sign has been erected on the site in accordance with the sign notification procedures prior to the public meeting date.

7.0 CONSIDERATIONS:

- A. PUBLIC**
N/A

B. FINANCIAL

N/A

C. IMPACT ON & INPUT FROM OTHER DEPARTMENTS/SOURCES

N/A

D. CORPORATE AND/OR DEPARTMENT STRATEGIC PRIORITIES

N/A

8.0 SUMMARY AND CONCLUSION

Comments received at this public meeting, as well as any subsequent written comments will be considered by the Planning Department in its analysis of the applications. A recommendation report will be brought forward upon receipt of all agency and public comments.

9.0 ATTACHMENTS

Attachment #1: Location Sketch

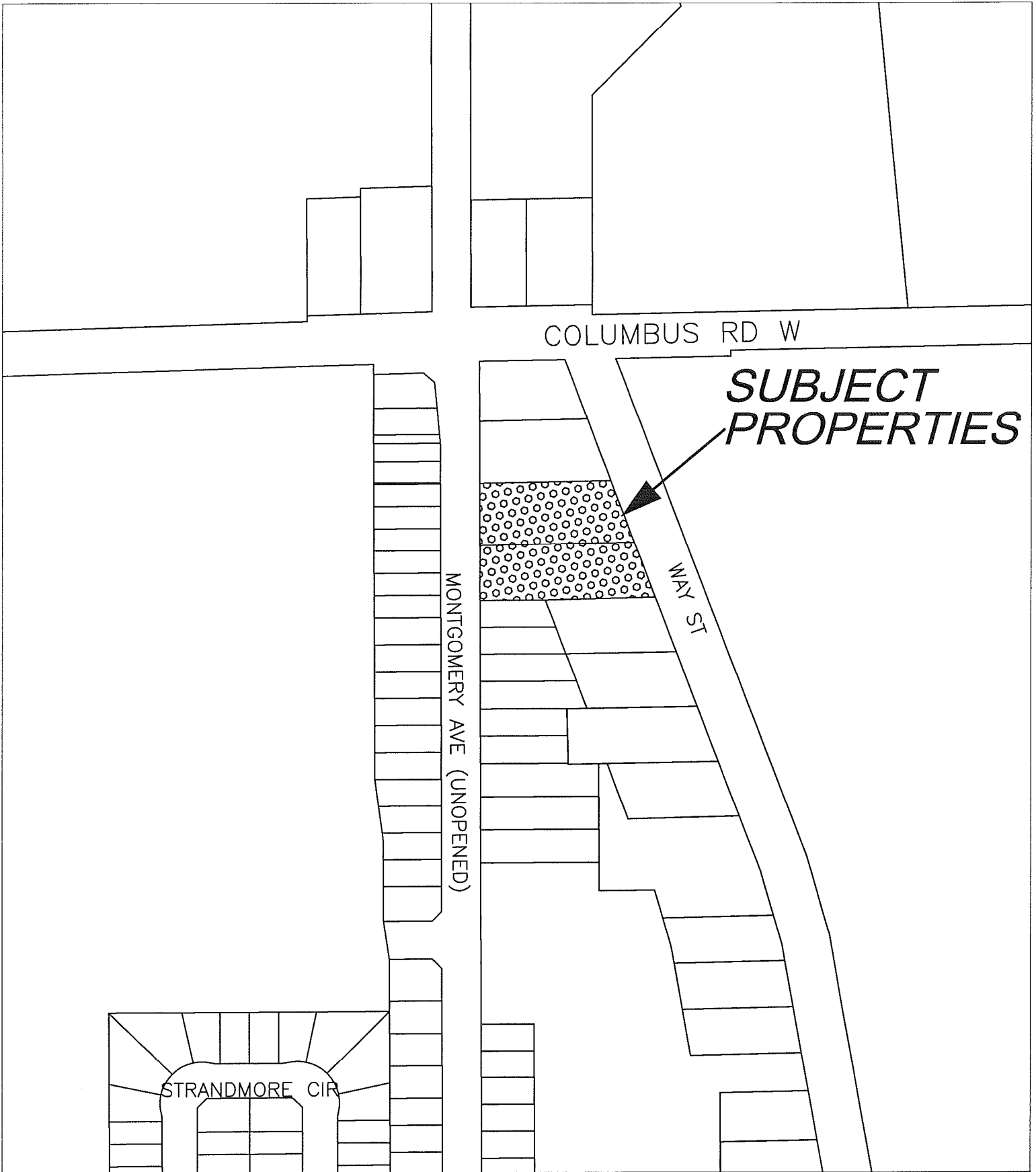
Attachment #2: Concept Plan

For further information contact:

Lauren Taylor, Ext. 2318

Robert B. Short, Director of Planning, Ext. 4309

Kenneth Nix, Acting Chief Administrative Officer, Ext. 4314



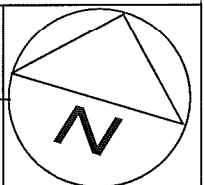
Town of Whitby Planning Department

APPLICANT
JAMES AND KAREN ARNOLD &
JOHN AND GLORIA CRUXTON

FILE NO.
Z-33-07

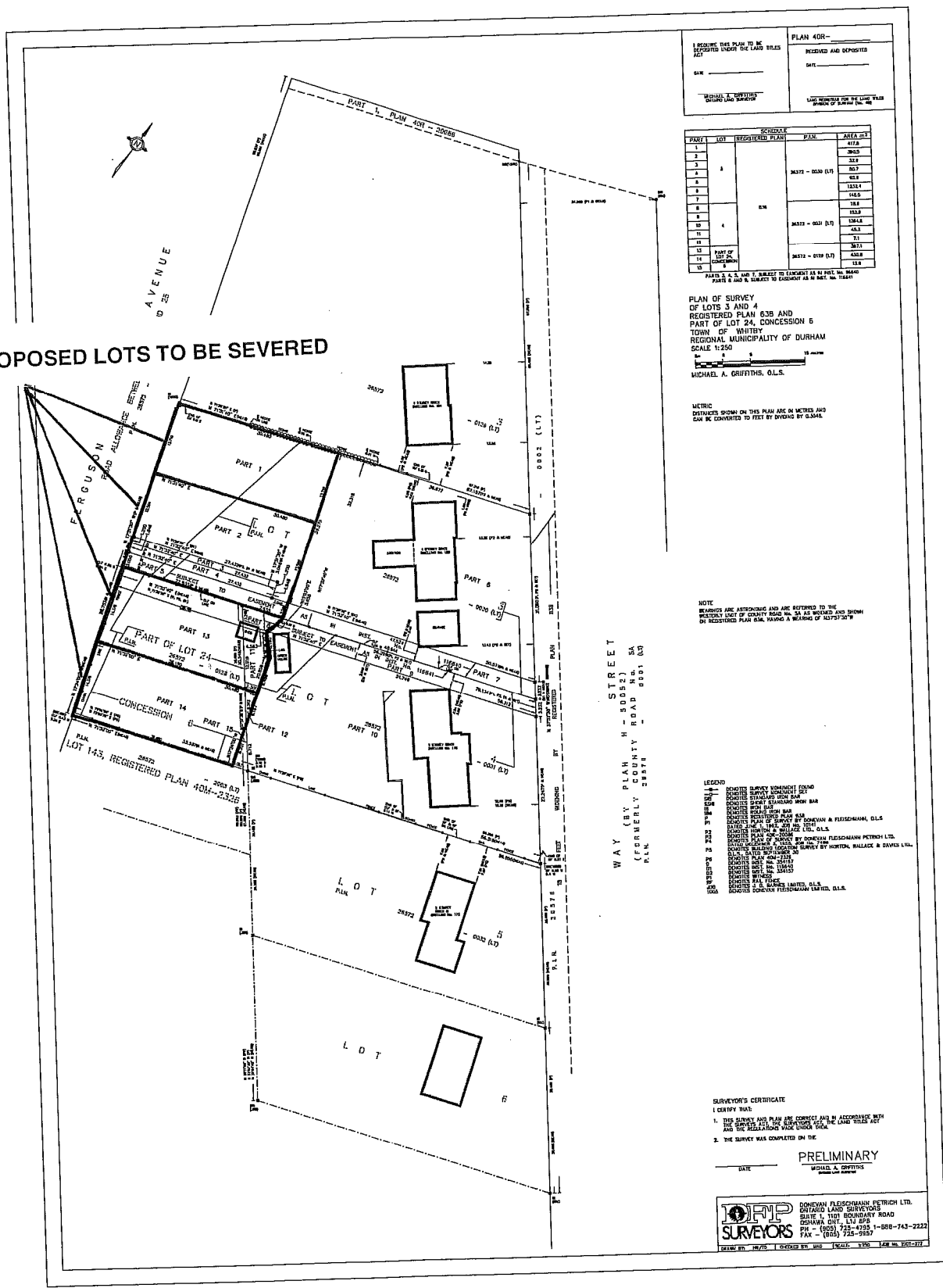
DATE
JANUARY 2008

SCALE
N.T.S.



ATTACHMENT #2

FOUR PROPOSED LOTS TO BE SEVERED



PLAN AOR -

RECEIVED AND DEPOSITED

DATE

RECEIVED FOR THE LING FILE

OFFICE OF THE REGISTRAR

PLAN	LOT	REGISTERED PLAN	PLAN	AREA (SQ. FT.)
1				418
2				263.5
3				33.9
4				20.7
5				62.9
6				122.4
7				14.5
8				18.8
9				133.8
10				136.4
11				45.3
12				2.1
13				36.1
14				65.8
15				13.8
16				

PLAN OF SURVEY OF LOTS 3 AND 4 REGISTERED PLAN 636 AND PART OF LOT 24, CONCESSION 5 TOWN OF WHITBY REGIONAL MUNICIPALITY OF DURHAM SCALE 1:250

MICHAEL A. GRIFFITHS, O.L.S.

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

NOTE: METERS AND DECIMALS ARE REFERRED TO THE METRIC SYSTEM OF MEASUREMENT AS SET OUT IN THE METRIC ACT, R.S.O. 1990, CHAPTER 12, SECTION 2.

- LEGEND
- 1. BOUNDARY OF UNREGISTERED LOTS
 - 2. BOUNDARY OF REGISTERED LOTS
 - 3. BOUNDARY OF CONCESSION
 - 4. BOUNDARY OF ROAD
 - 5. BOUNDARY OF FENCE
 - 6. BOUNDARY OF DRIVE
 - 7. BOUNDARY OF ALLEY
 - 8. BOUNDARY OF EASEMENT
 - 9. BOUNDARY OF RIGHT OF WAY
 - 10. BOUNDARY OF INTEREST
 - 11. BOUNDARY OF ENCUMBRANCE
 - 12. BOUNDARY OF RESERVATION
 - 13. BOUNDARY OF RESTRICTION
 - 14. BOUNDARY OF COVENANT
 - 15. BOUNDARY OF CONDITION
 - 16. BOUNDARY OF CONTRACT
 - 17. BOUNDARY OF AGREEMENT
 - 18. BOUNDARY OF DECISION
 - 19. BOUNDARY OF ORDER
 - 20. BOUNDARY OF WRIT
 - 21. BOUNDARY OF JUDGMENT
 - 22. BOUNDARY OF COURT ORDER
 - 23. BOUNDARY OF STATUTE
 - 24. BOUNDARY OF COMMON LAW
 - 25. BOUNDARY OF EQUITY
 - 26. BOUNDARY OF EQUITY
 - 27. BOUNDARY OF EQUITY
 - 28. BOUNDARY OF EQUITY
 - 29. BOUNDARY OF EQUITY
 - 30. BOUNDARY OF EQUITY

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TILES ACT AND THE REGULATION MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE

DATE

MICHAEL A. GRIFFITHS

PRELIMINARY

ORFP SURVEYORS

DONEVAN FLEISCHMANN PETRICH LTD.
 DISTRICT LAND SURVEYORS
 SUITE 1, 1101 BOUNDARY ROAD
 DENHAM ONT. L3R 9P3
 PH - (905) 725-4255 1-800-743-2222
 FAX - (905) 725-9957

FORM 810 10/75 10/2000 BY M.S. 10/2000 1/2000 1/2000 1/2000