



INCORPORATED 1855

# TOWN OF WHITBY REPORT

## PLANNING ACT PUBLIC MEETING

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<b>REPORT TO:</b> Planning and Development Committee	<b>REPORT NO:</b> PL 14-08
<b>DATE OF MEETING:</b> February 11, 2008	<b>FILE NO(S):</b> Z-29-07
<b>PREPARED BY:</b> Planning Department	<b>LOCATION:</b> Whitby Shores Greenway - Parts 4 & 7 on Plan 40R-24417
<b>REPORT TITLE/SUBJECT:</b> Zoning Amendment Application - Wayne Hancock	

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### 1.0 **RECOMMENDATION:**

1. That Council approve zoning application (Z-29-07) subject to the comments and conditions contained in Planning Report, Item No. 14-08; and,
2. That a By-law to amend Zoning By-law No. 2585 be brought forward for Council approval.

### 2.0 **EXECUTIVE SUMMARY:**

A zoning amendment application has been submitted to permit a single detached dwelling.

### 3.0 **ORIGIN:**

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

### 4.0 **BACKGROUND:**

A zoning amendment application was submitted by Wayne Hancock on behalf of Heritage Lands I Inc. to amend Town of Whitby Zoning By-law No. 2585, as amended, to change the zone category on Parts 4 & 7 on Plan 40R-24417 (see Attachment #2) from 'D(NR)' – Development (Non Residential) to 'R2B\*' - Residential to permit the construction of a single detached dwelling.

Immediately to the west of the subject property is a future road link block which will provide road access to a proposed plan of subdivision known as Whitby by the Lake. The subdivision plan to date has not been considered by Council.

## **5.0 DISCUSSION/OPTIONS:**

### **Site Statistics:**

Site Location	:	Part of Lot 30, Broken Front Concession, Parts 4 and 7 on Plan 40R-24417 Whitby Shores Greenway (see Attachment #1)
Present Use	:	Vacant
Proposed Use	:	Single Detached Dwelling
Official Plan	:	Region – Living Area Town – Residential
Present Zone Category	:	‘D(NR)’ – Development (Non Residential) Zone, By-law 2585, as amended
Proposed Zone Category	:	‘R2B*’ – Residential (R2B*) Zone, By-law 2585, as amended
Surrounding Land Uses	:	North – Single detached dwellings East – Single detached dwellings South – Vacant (future residential subdivision) West – Single 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**

### **Whitby Hydro Electric Corporation**

Whitby Hydro has no objection to amend the zoning by-law to permit a single family dwelling on Whitby Shores Greenway being composed of Parts 4 and 7 on Plan 40R-24417.

The owner must contact Whitby Hydro to arrange for hydro servicing to the proposed lot prior to any construction.

### **Whitby Fire and Emergency Services**

Whitby Fire and Emergency Services has no concerns at this time for the above-named application.

### **Region of Durham Planning Department**

#### **Regional Official Plan**

The subject property is designated "Living Area" in the Regional Official Plan. Residential uses are permitted in this designation.

#### **Regional Services**

Municipal water supply to the site is available from an existing 300mm PVC watermain, and sanitary sewer servicing to the site is available from an existing 200mm sanitary sewer located on Whitby Shores Greenway.

The property is currently serviced with three (3) sets of municipal water and sanitary sewer service connections. There is also an existing 150mm pre-stubbed watermain for a potential road to the west of the property. The new lot can be serviced with the easterly set of connections. Until an application is made to proceed with the road, or two residential units, the other two sets and the 150mm pre-stub can remain as they are.

#### ***Servicing Costs and Regional Development Charges***

The applicant will be responsible for the full cost of any servicing and roadwork and the payment of all applicable Regional development charges and any outstanding watermain and sanitary sewer frontage charges required to accommodate the proposed development.

### Delegated Provincial Plan Responsibilities

This application has been screened for provincial plan responsibilities. There are no matters of provincial interest applicable to this application.

### Whitby Public Works Department

The Public Works Department notes that a 5 metre daylight triangle on the west side of the lot and fronting onto Whitby Shores Greenway will be required in order to properly develop this property in relation to the future street and subdivision to the west and south of this proposed lot. This will restrict the proposed driveway to the east side of lot and shall conform to our Town of Whitby Engineering Standards.

### Whitby Planning Department

#### Official Plan

The subject property is designated 'Low Density Residential' on Schedule 'G' – Lynde Shores Secondary Plan in the Town of Whitby Official Plan. The proposed zoning amendment application is in conformity with the Town of Whitby Official Plan.

#### Zoning

The subject property is currently zoned 'D(NR)' – Development (Non Residential) under Zoning By-law 2585, as amended. The 'D(NR)' Zone does not permit the development of a single detached dwelling. A zoning amendment application is required to change the zone category to 'R2B\*' – Residential to permit the development of one single detached dwelling.

#### By-law Format

- Change zone category from D(NR) to R2B\* Residential
- The zone provisions of the R2B\* zone category shall apply

## **D. CORPORATE AND/OR DEPARTMENT STRATEGIC PRIORITIES**

N/A

## **8.0 SUMMARY AND CONCLUSION**

It is recommended that Council approve the zoning amendment application (Z-29-07) subject to the conditions contained in Planning Report PL 14-08. It is also recommended that Council authorize the Planning Department to bring forward a by-law for Council's review and approval.

## **9.0 ATTACHMENTS**

Attachment #1: Location Sketch

Attachment #2: Plan 40R-24417

Attachment #3: Concept Site Plan

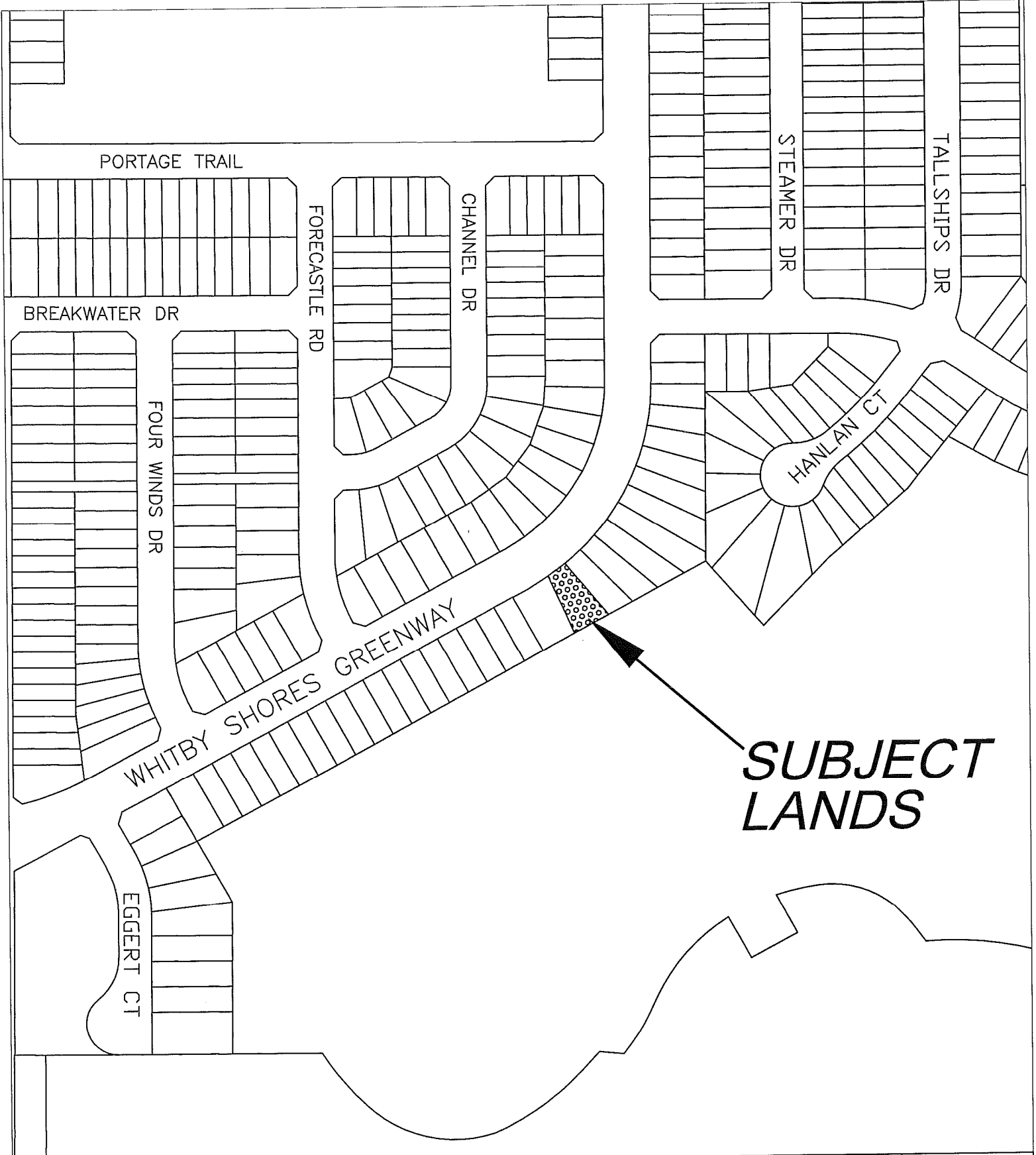
For further information contact:  
Lauren Taylor, Ext. 2318

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

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Kenneth Nix, Acting Chief Administrative Officer, Ext. 4314



**SUBJECT  
LANDS**

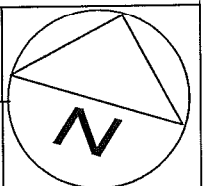
**Town of Whitby Planning Department**

APPLICANT  
HERITAGE LANDS I INC.

FILE NO.  
Z-29-07

DATE  
JANUARY 2008

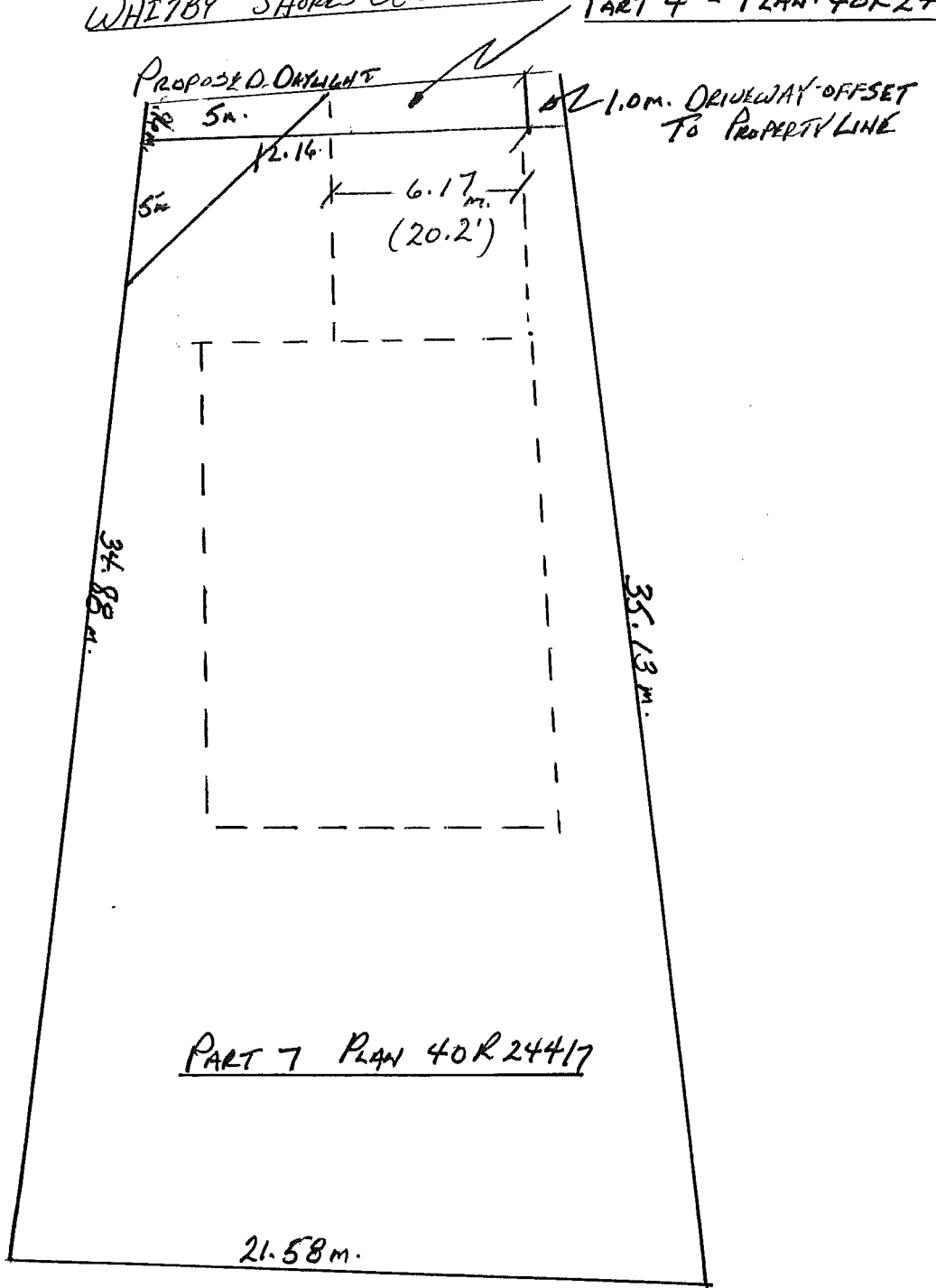
SCALE  
N.T.S.





ZONING BY-LAW AMENDMENT.  
(REF. FILE NO. Z-29-07)

WHITBY SHORES GREENWAY PART 4 - PLAN 40R24417



PART 7 PLAN 40R24417

SCALE 1:200