



INCORPORATED 1855

TOWN OF WHITBY REPORT

RECOMMENDATION REPORT

REPORT TO: Planning and Development Committee	REPORT NO: PL 23-08
DATE OF MEETING: March 10, 2008	FILE NO(S): Z-30-07, SW-2002-03
PREPARED BY: Planning Department	LOCATION: North East Corner of Montgomery Avenue and Carnwith Drive
REPORT TITLE/SUBJECT: Sorbara/Tribute Holdings Inc. Remove 'H' Holding Symbol For Phase 4	

1.0 **RECOMMENDATION:**

1. That Council approve zoning application (Z-30-07) to remove the 'H' Holding symbol from Phase 4 Brooklin Meadows (West) (SW-2002-03), subject to the comments and conditions contained in Planning Report, Item No. PL 23-08; and,
2. That the amending Zoning By-law to remove the 'H' Holding symbol be brought forward for Council's consideration.

2.0 **EXECUTIVE SUMMARY:**

N/A

3.0 **ORIGIN:**

The Planning Department is in receipt of a zoning application for the purpose of lifting the 'H' Holding symbol for lands zoned 'H-R2A*-WS' Holding – Residential - Single Detached - Wide Shallow, 'H-R2A*-WS-1' Holding – Residential - Single Detached - Wide Shallow – Exception 1, 'H-R2B*-WS' Holding – Residential - Single Detached - Wide Shallow, and 'H-R2B*-WS-1' Holding – Residential - Single Detached - Wide Shallow – Exception 1, for phase 4 of the draft approved plan of subdivision, Brooklin Meadows (West) (SW-2002-03) (See Attachment #1).

4.0 BACKGROUND:

Holding symbols are used in implementing zoning by-laws to ensure adequate services are made available to the development. The Holding symbol is also used as a measure to identify areas that require servicing works so that future purchasers of lots and homes are made aware of these requirements of the developers.

Site Location : North East Corner of Montgomery Avenue / Carnwith Drive – Future Montana Crescent (See Attachment #1)

Present Use : Vacant Phase 4 Draft Plan of Subdivision

Present Zone Category : 'H-R2A*-WS', 'H-R2A*-WS'-1, 'H-R2B*-WS', 'H-R2B*-WS-1'.

Surrounding Uses:

North : New Single Detached Residential
East : 'R2-BP' Existing Single Detached Residential
South : New Single Detached Residential
West : New Single Detached Residential

5.0 DISCUSSION/OPTIONS:

N/A

6.0 COMMUNICATION ISSUES/PLAN:

N/A

7.0 CONSIDERATIONS:

A. PUBLIC

N/A

B. FINANCIAL

N/A

C. IMPACT ON & INPUT FROM OTHER DEPARTMENTS/SOURCES

Region of Durham

Regional Official Plan

The subject land is designated “Living Area” in the Regional Official Plan. Residential uses are permitted in this designation.

Regional Services

Municipal water supply is available to the site from an existing 300 mm watermain located on Montgomery Avenue.

Municipal sanitary sewer servicing is available to the site from an existing 525mm sanitary sewer located on Montgomery Avenue.

The Region’s concerns, financial and otherwise will be addressed through the subdivision agreement.

Delegated Provincial Plan Responsibilities

This application was previously screened for provincial plan responsibilities through the review of the related subdivision application. There are no matters of provincial interest applicable to this application.

Public Works Department

The Public Works Department has no objection to lifting the ‘H’ Holding provisions from the above noted subdivision.

Planning Department

The Planning Department recommends that Council approve zoning application Z-30-07 to remove the ‘H’ Holding Symbol’ for phase 4 the Brooklin Meadows West Subdivision (SW-2002-03) and recommends that a By-Law to remove the ‘H’ Holding Symbol be brought forward for Council’s approval.

D. CORPORATE AND/OR DEPARTMENT STRATEGIC PRIORITIES

N/A

8.0 SUMMARY AND CONCLUSION

That Council adopt a By-Law to remove the 'H' Holding Symbol from the relevant zone categories for phase 4 of the Brooklin Meadows West Subdivision (SW-2002-03).

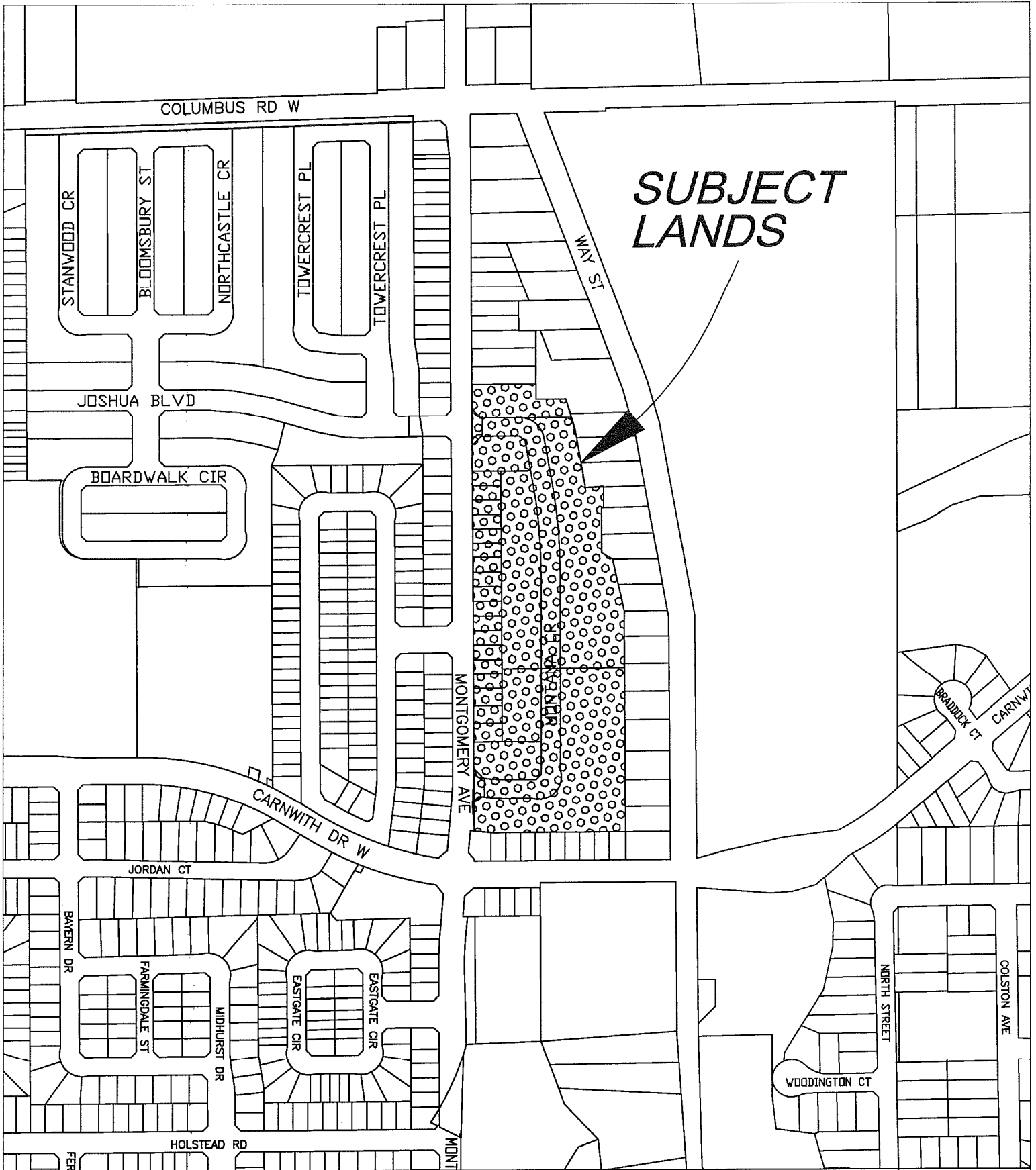
9.0 ATTACHMENTS

Attachment #1: Location Sketch

For further information contact:
Graig Uens, Ext. 2355

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

Kenneth Nix, Acting Chief Administrative Officer, Ext. 4314



Town of Whitby Planning Department

APPLICANT
SORBARA/TRIBUTE HOLDINGS INC

FILE NO.
SW-2002-03
Z-30-07

DATE
FEBRUARY 2008

SCALE
N.T.S.

