



INCORPORATED 1855

TOWN OF WHITBY REPORT

PLANNING ACT PUBLIC MEETING

REPORT TO: Planning and Development Committee		REPORT NO: PL-47-10
DATE OF MEETING: April 26, 2010		FILE NO(S): OPA-2009-W/08 & Z-25-09
PREPARED BY: Planning Department		LOCATION: 870 Taunton Rd East
REPORT TITLE/SUBJECT:	Official Plan Amendment Application & Zoning By-law Amendment Application Steve (1995) Holdings Ltd	

1.0 RECOMMENDATION:

1. That Planning Report PL 47-10 be received as information; and,
2. That the Planning Department report back to the Planning and Development Committee at such time as input from the public, commenting agencies and departments has been received and assessed.

2.0 EXECUTIVE SUMMARY:

Applications have been submitted by Steve (1995) Holdings Ltd to:

- Amend the Town of Whitby Official Plan (Taunton North Community Secondary Plan) to permit the additional use of a Funeral Home in the 'LDR6' Low Density Residential designation; and,
- Amend Zoning By-Law 1784 by changing the Zone category from 'A' Agriculture to an appropriate zone category to permit the proposed use of a Funeral Home.

The purpose of this report is to introduce the proposed Official Plan Amendment and Zoning Amendment for public and agency review and comment.

3.0 ORIGIN:

The Planning Department is in receipt of applications to amend the Official Plan (Taunton North Community Secondary Plan) and Zoning By-law 1784 for the property located at 870 Taunton Road East, Whitby.

4.0 BACKGROUND:

Site Details

Site Location	:	870 Taunton Road East. (see Attachment #1)
Site Size	:	0.75 Hectares (1.8 acres)
Present Use	:	"This and That" Flea Market (Sundays only); single detached dwelling
Proposed Use	:	Funeral Home
Official Plan Designation		
Region of Durham	:	Living Area; Regional Corridor
Town of Whitby	:	"Residential"; 'LDR6' Low Density Residential 6 Taunton North Community Secondary Plan (see Attachments #2 and #3)
Current Zone Category	:	'A' Agriculture Zoning By-Law No.1784, as amended (see Attachment #4)

Surrounding Land Uses

North	:	Low Density Residential
East	:	Low Density Residential
South	:	Low Density Residential
West	:	Low Density Residential

5.0 DISCUSSION/OPTIONS:

The Applicant is proposing to construct a Funeral Home on the subject site. The building is proposed to contain approximately 2150 square feet (199.7 square metres) of gross floor area which is proposed to include a reception area, chapel, visitation rooms, administrative offices, a lobby and undertakers' facilities. To support the proposed use the Applicant proposes to provide approximately 126 car parking spaces on site. A Concept Plan of the proposed Funeral Home is located on Attachment #5.

The Residential designation in the Official Plan, specifically the 'LDR6' Low Density Residential 6 designation in the Taunton North Community Secondary Plan, does not allow for Funeral Homes.

While the predominant use of land in areas designated Residential shall be for Residential purposes, additional uses that are compatible with and that serve residential areas, such as places of worship, community centres, day care centres, nursing homes, branch libraries, schools and parks are permitted. The Applicant seeks to amend the Official Plan to allow the additional use of a Funeral Home on the subject property.

The Planning Department is also in receipt of a Zoning Amendment application to change the zoning of the property from 'A' Agriculture to a zone category to allow use of the site for Funeral Home purposes.

The Applicant's proposed Official Plan Amendment and Zoning By-law Amendments are located on Attachment #6.

The proposed Funeral Home use would involve demolition of the existing single detached dwelling and existing barn structure on site and construction of a new 2 storey building with associated car parking facilities, subject to a future Site Plan application process.

A Site Plan application has not been submitted for the proposed Funeral Home use, but a concept plan, located in Attachment #5, has been submitted to support the Official Plan Amendment and Zoning Amendment applications.

6.0 PUBLIC COMMUNICATIONS/PLAN:

Notice of the public meeting was mailed to all property owners within 120 metres (400 feet) of the subject property at least 14 days prior to the meeting. Notice of the public meeting was advertised in *Whitby This Week* on April 7, 2010. In addition a public notice sign was erected on the subject site in accordance with the sign notification procedures prior to the public meeting date.

7.0 CONSIDERATIONS:

A. PUBLIC

This Introductory Public Information Meeting is being held in accordance with the Whitby Official Plan (Section 10.1.4.3) and the provisions of the *Planning Act*.

A copy of the applications and all associated reports and submission materials are available at the Planning Department for public review.

B. FINANCIAL

N/A

C. IMPACT ON & INPUT FROM OTHER DEPARTMENTS/SOURCES

Pre-consultation meetings were held on March 12, 2009 and June 1, 2009 in accordance with the *Planning Act* and Town of Whitby By-law 5967-07.

A Functional Servicing Plan with Stormwater Management Brief and a Traffic Review have been submitted to support the application, as requested by the Whitby Public Works Department, Region of Durham Public Works Department and the Central Lake Ontario Conservation Authority (CLOCA). The reports and application details have been circulated to internal departments and relevant agencies for review and comment.

D. CORPORATE AND/OR DEPARTMENT STRATEGIC PRIORITIES

N/A

8.0 SUMMARY AND CONCLUSION

Comments received at this public meeting, as well as subsequent written comments, will be considered by the Planning Department in analysis of the Zoning By-law Amendment and Official Plan Amendment applications. A recommendation report will be brought forward upon receipt of all agency and public comments.

It is recommended that Planning Report PL 47-10 be received for information and that the Planning Department report back to the Planning and Development Committee at such time as input from the public, commenting agencies and departments has been received and assessed.

9.0 ATTACHMENTS

Attachment #1: Location Sketch

Attachment #2: Excerpt from Whitby Official Plan, Schedule A – Land Use

Attachment #3: Excerpt from Whitby Official Plan, Schedule P – Taunton North Community Secondary Plan

Attachment #4: Excerpt from Zoning By-law No.1784

Attachment #5: Applicant's Concept Plan *

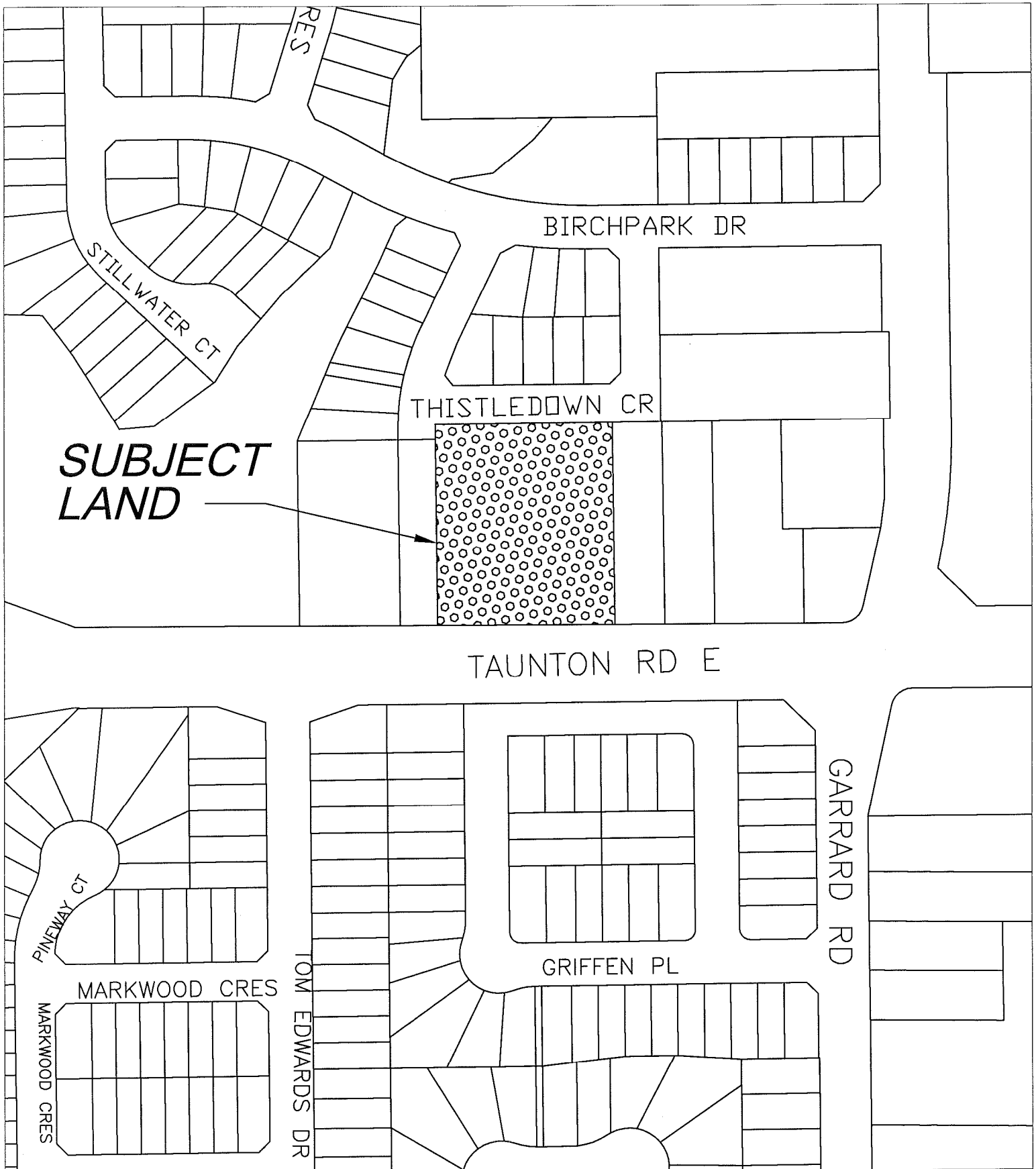
Attachment #6: Applicant's proposed Official Plan Amendment & By-Law Amendment

* Enlargement available on 11" x 17" paper

For further information contact:
Lauren Taylor, Ext. 2318
Anne Edmonds, Ext. 2282

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

Robert Petrie, Chief Administrative Officer, Ext. 2211



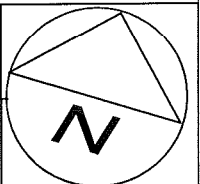
Town of Whitby Planning Department

APPLICANT
STEVE (1999) HOLDING LTD.

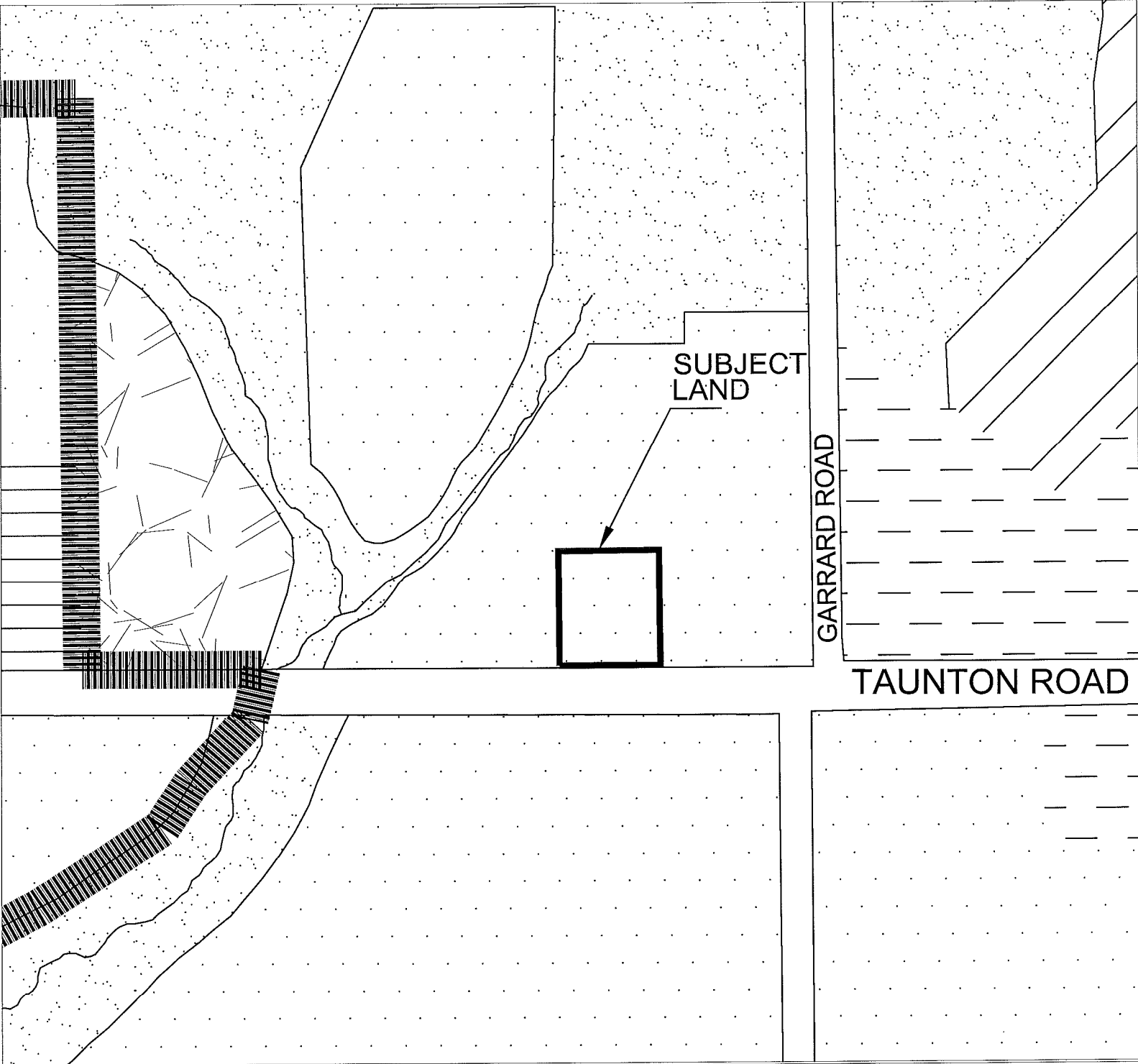
FILE NO.
Z-25-09
OPA-2008-W/08

DATE
MARCH 2010

SCALE
N.T.S.



ATTACHMENT #2 EXCERPT FROM TOWN OF WHITBY OFFICIAL PLAN SCHEDULE 'A'



	Residential		Agriculture
	Major Commercial		Estate Residential
	Community Commercial		Utility
	Commercial Node		Resource Extraction Area (See Section 4.12)
	Special Purpose Commercial		Hamlet Limits
	General Industrial		Major Central Area Boundary
	Prestige Industrial		Community Central Area Bdry.
	Special Activity Node		Municipal Boundary
	Institutional		20 Year Urban Boundary
	Mixed Use		Future Urban Development Area Boundary
	Major Open Space		Southern Boundary of Oak Ridges Moraine
	Hazard Land		

LAND USE

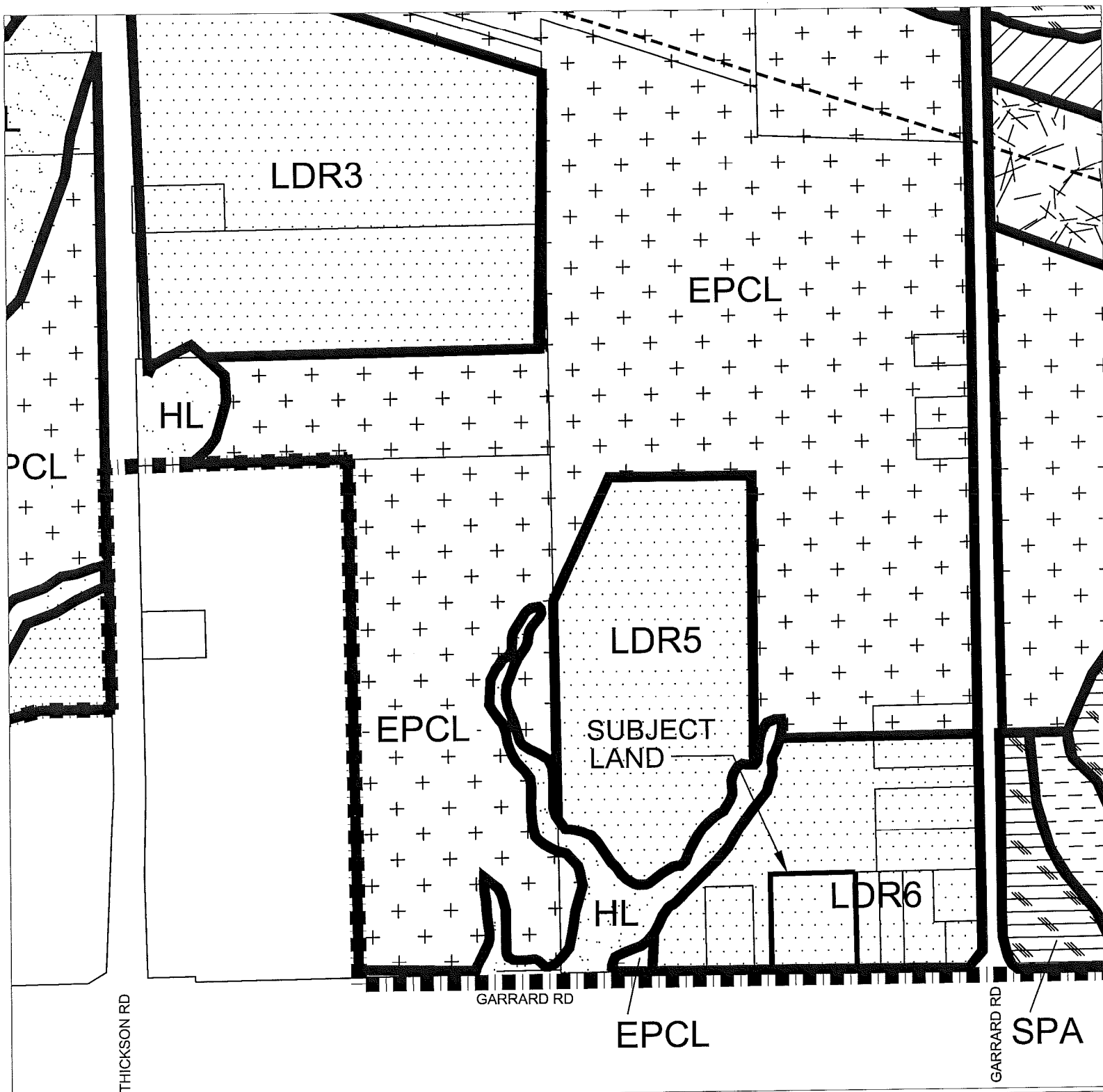
Official Plan

Town of Whitby

SCHEDULE

This schedule forms part of the Official Plan of the Town of Whitby and must be read in conjunction with the written text.

EXCERPT FROM TOWN OF WHITBY OFFICIAL PLAN SCHEDULE 'P'



LEGEND

- LOW DENSITY RESIDENTIAL (LDR)
(refer to text)
- MEDIUM DENSITY RESIDENTIAL (MDR)
(refer to text)
- HIGH DENSITY RESIDENTIAL
- PRESTIGE INDUSTRIAL
- GENERAL INDUSTRIAL
- SPECIAL PURPOSE COMMERCIAL (SPC)
(refer to text)
- MAJOR OPEN SPACE (MOS)
(refer to text)
- HAZARD LAND (HL)
- ENVIRONMENTAL PROTECTION/
CONSERVATION LANDS (EPCL)

- SPECIAL POLICY AREA (SPA)
- PS PUBLIC ELEMENTARY SCHOOL
- SS SEPARATE ELEMENTARY SCHOOL
- DP DISTRICT PARK
- LP LOCAL PARK
- PK PARKETTE
- CC CONVENIENCE
COMMERCIAL

- SECONDARY PLAN BOUNDARY
- 20 YEAR URBAN BOUNDARY
- UTILITY CORRIDORS
- PROPOSED COLLECTOR ROAD
- PROPOSED ARTERIAL ROAD

REGIONAL APPROVAL DATE: August 22, 2000
LAST REVISION: March 2009

TAUNTON NORTH COMMUNITY SECONDARY PLAN

Official Plan
Town of Whitby

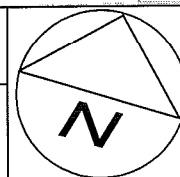
Schedule

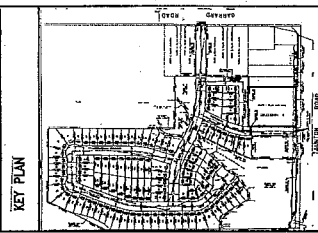



PL 47-10



SCALE
N.T.S.



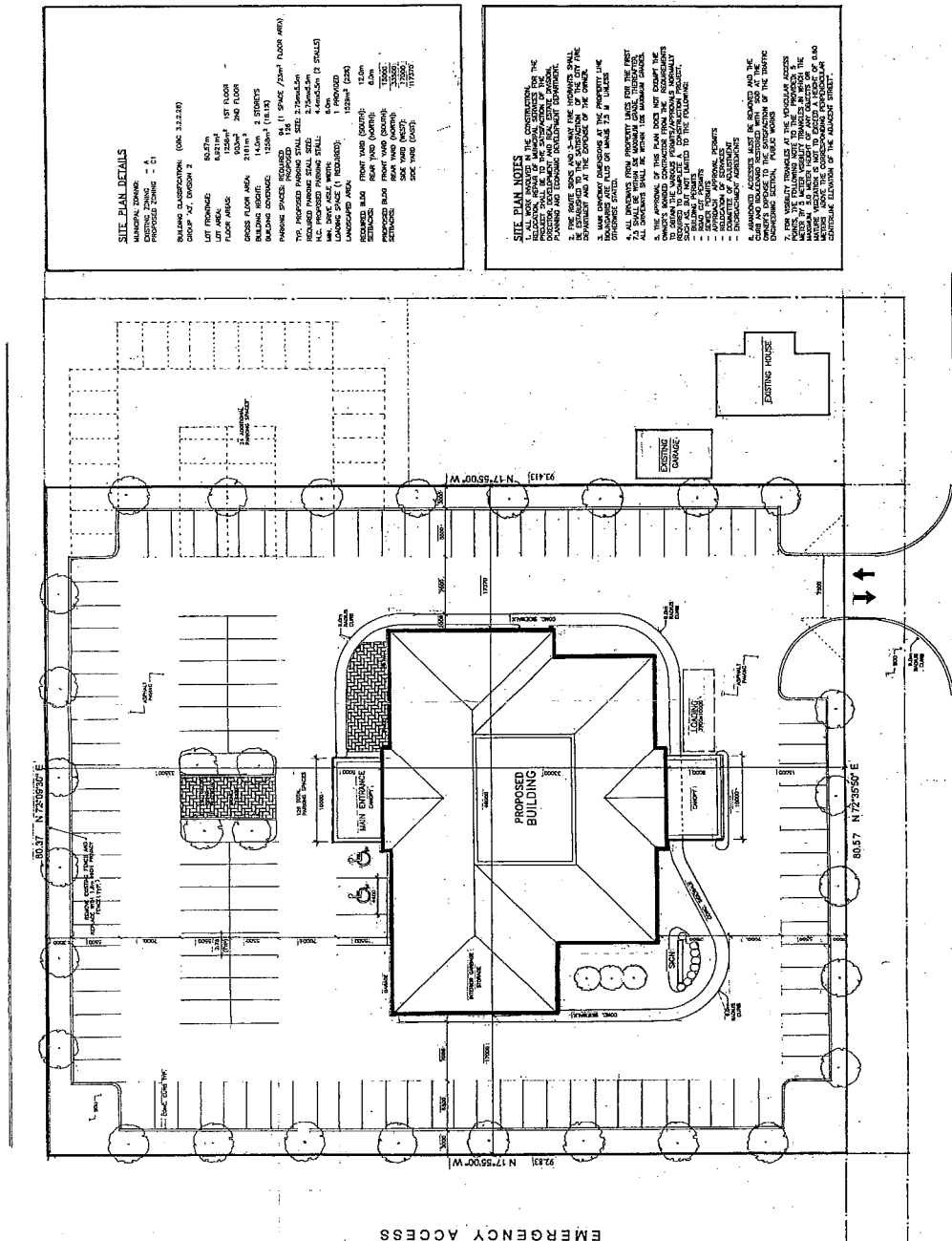
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clanfrone
architect

**PROPOSED
FUNERAL HOME**
870 TAUNTON ROAD EAST
WHITBY, ONTARIO

SITE PLAN

Design A.B.C./J.A.	Checked A.R.C.	Dwg. No. SP1
Drawn J.A.	Project No.	Rev. No. 0
SCALE 1:250	Printed OCT 21, 2009	



SITE PLAN DETAILS

SITE PLAN NOTES

EXISTING HOUSE:

100

10000	
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10004

1

TAUNTON ROAD

SITE PLAN
SCALE 1 : 250

1 FENCE DETAIL
SP1 SCALE: 1/32"

[illegible]

2 CURB / PAVING DETAIL
SP1 SCALE: 1:25

**Enlargement available
on 11" X 17" paper**

ATTACHMENT # 5 – APPLICANT CONCEPT PLAN

ATTACHMENT # 6**EXCERPT OF APPLICANT'S PROPOSED OFFICIAL PLAN AMENDMENT**

To allow for a Funeral Home on the subject property, an Amendment to policy 11.10.8.1 may be required as follows:

- 11.10.8.1 The predominant use of land in areas designated Residential shall be for residential purposes. Additional uses that are compatible with residential uses by their activity, scale and design and which serve the residential area shall also be permitted. These include recreational, institutional, and community uses such as places of worship, funeral homes, community centres, day care centres, nursing homes, branch libraries, schools and parks. Home occupation uses shall be permitted in accordance with the policies of Section 4.2.3.1 d) of this Plan. Business and professional offices and personal service uses may be permitted in accordance with the policies in Section 4.2.3.1 c) of this Plan. Local Commercial Areas and Convenience Commercial Centres shall require an amendment to this Plan.

Note: The applicant proposes addition of the use Funeral Home, as underlined in the above text.

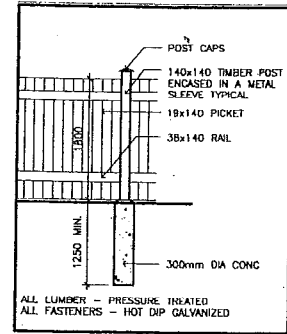
EXCERPT OF APPLICANT'S PROPOSED BY-LAW AMENDMENT

Section 13 of the Town of Whitby Zoning By-law 1784 which applies to the Village of Brooklin Central Core Area and By-law 2585, Section 26 which applies to the Downtown Secondary Plan defined Funeral Home as follows:

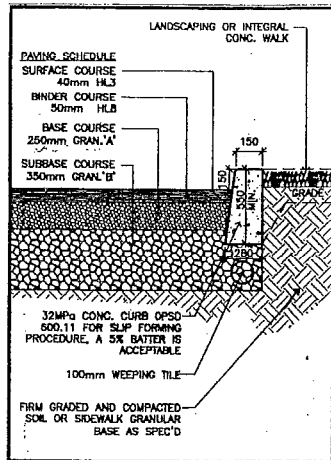
Funeral Home means a building, or structure, or portion thereof, used for the preparation of the dead for burial or cremation and for the viewing of the body, and may include accessory meeting rooms, chapel, accessory caretaker's residence, or retail sales of related items.

It is requested that Zoning By-law 1784 be amended by adding the definition as above to Section 2 "Definitions" and by allowing a funeral home to be permitted on the site known [to the] municipality as 870 Taunton Road East.

THISTLEDOWN ROAD

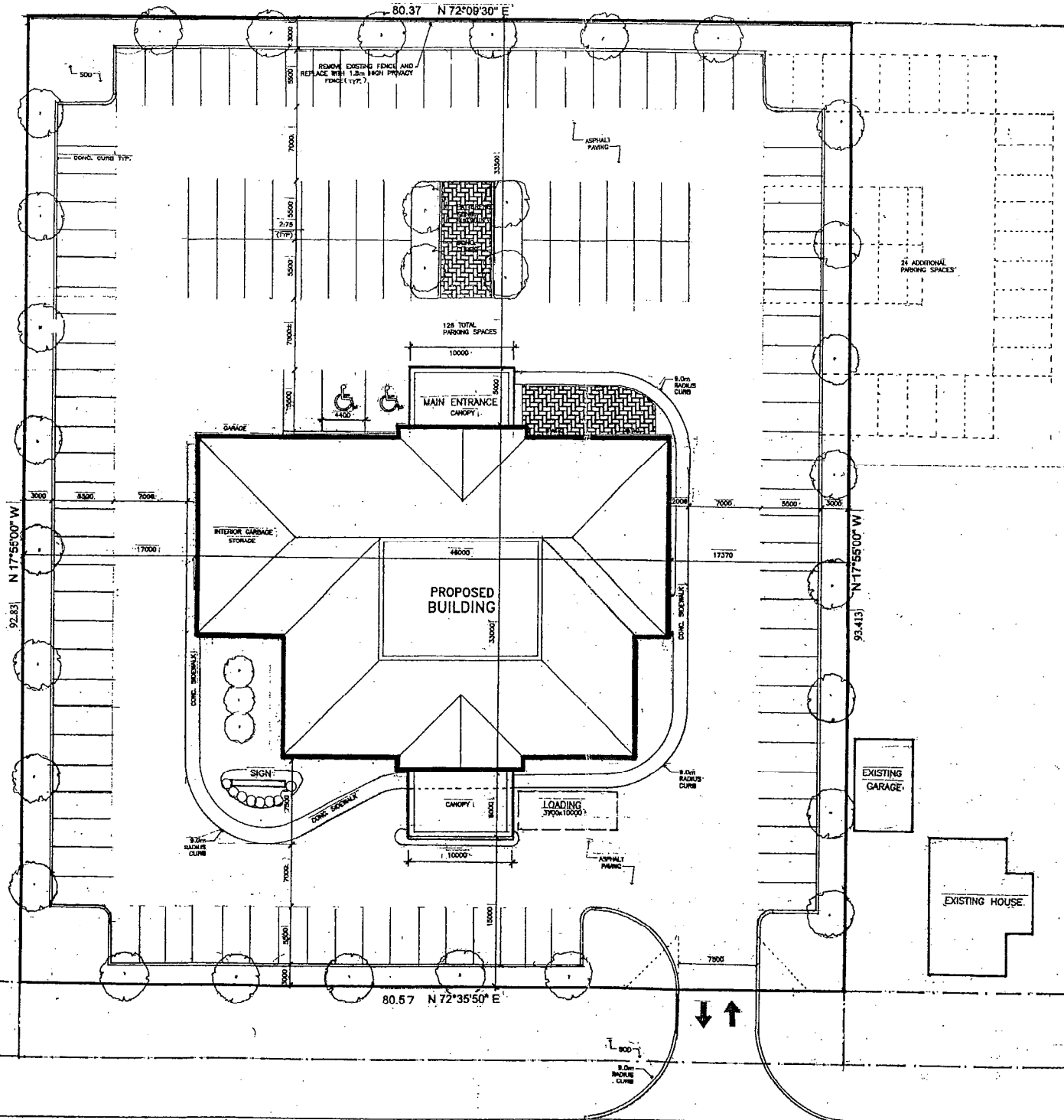


1 FENCE DETAIL
SP1 SCALE: 1:50



2 CURB / PAVING DETAIL
SP1 SCALE: 1:25

EMERGENCY ACCESS



SITE PLAN
SCALE: 1:250



SITE PLAN DETAILS

MUNICIPAL ZONING:
EXISTING ZONING - A
PROPOSED ZONING - C1

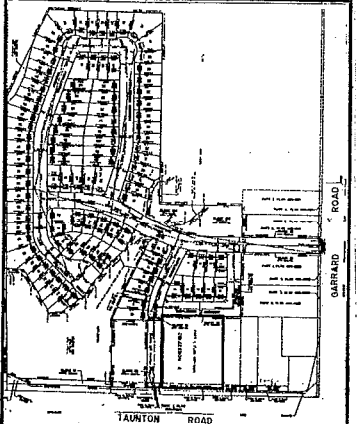
BUILDING CLASSIFICATION: (OBC 3.2.2.26)
GROUP 'A2', DIVISION 2

LOT FRONTAGE: 80.57m
LOT AREA: 6,921m²
FLOOR AREAS:
1258m² 1ST FLOOR
603m² 2ND FLOOR
GROSS FLOOR AREA: 2161m²
BUILDING HEIGHT: 14.0m 2 STOREYS
BUILDING COVERAGE: 1258m² (18.1%)
PARKING SPACES: REQUIRED 94 (1 SPACE / 23m² FLOOR AREA)
PROPOSED 126
TYP. PROPOSED PARKING STALL SIZE: 2.75m x 5.5m
REQUIRED PARKING STALL SIZE: 2.75m x 5.5m
H.C. PROPOSED PARKING STALL: 4.4m x 5.5m (2 STALLS)
MIN. DRIVE AISLE WIDTH: 6.0m
LOADING SPACE (1 REQUIRED): 1 PROVIDED
LANDSCAPED AREA: 1529m² (22%)
REQUIRED BLDG FRONT YARD (SOUTH): 12.0m
SETBACKS: REAR YARD (NORTH): 8.0m
PROPOSED BLDG FRONT YARD (SOUTH): 15000
SETBACKS: REAR YARD (NORTH): 33500
SIDE YARD (WEST): 17500
SIDE YARD (EAST): 117370

SITE PLAN NOTES

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR, DEVELOPMENT AND REAL ESTATE DIVISION, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
2. FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
3. MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5 M UNLESS OTHERWISE STATED.
4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMITS
 - ROAD CUT PERMITS
 - SEWER PERMITS
 - APPROACH APPROVAL PERMITS
 - RELOCATION OF SERVICES
 - COMMITTEE OF ADJUSTMENT
 - ENCROACHMENT AGREEMENTS
6. ABANDONED ACCESSSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH 500 AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS
7. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO THE PROVIDED: 5 METER BY 5 METER VISIBILITY TRIANGLES IN WHICH THE MAXIMUM 5.0 METER HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.80 METERS ABOVE THE CORRESPONDING PERPENDICULAR CENTERLINE ELEVATION OF THE ADJACENT STREET."

KEY PLAN



Revisions



HAMILTON ON I N C. (905) 570 1858

Project
PROPOSED FUNERAL HOME
870 TAUNTON ROAD AST
WHITBY, ONTARIO

Sheet Title
SITE PLAN

Design A.R.C./J.A.	Checked A.R.C.	Dwg.No. SP1
Drawn J.A.	Project No.	Rev No. 0
SCALE 1:250	Printed OCT 21, 2009	